

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 4
Mtg. Date August 15, 2017
Dept. Development Services Department

Item Title: **Public Appeal to Consider Appeal No. AA1-700-0003 Regarding the Denial of Zoning Clearance No. ZC1-700-0012 Continued from July 18, 2017; a Request to Apply for a Conditional Use Permit to Establish a Medical Marijuana Dispensary at 8260 Broadway in the Heavy Commercial Zone.**

Staff Contact: David De Vries, Development Services Director

Recommendation:

1. Continue the public hearing from July 18, 2017; and
2. Adopt a Resolution (**Attachment B**) upholding the Development Services Director's determination to deny ZC1-700-0012, a request to apply for a conditional use permit to establish a medical marijuana dispensary at 8260 Broadway in the Heavy Commercial Zone.

Item Summary:

On April 17, 2017, the Development Services Director (Director) denied Zoning Clearance Application No. ZC1-700-0012, a request to establish a medical marijuana dispensary (MMD) on an undeveloped lot at 8260 Broadway. The application was denied because the proposed MMD would be at a property located within 1,000 feet of a private school and a State-licensed daycare center (Saint John of the Cross Parish and Catholic School). The appellant, Mr. Christopher O. Williams, subsequently filed an appeal and request for public hearing, stating: "The denial letter does not state the specific school or state licensed daycare home and therefore has not put the applicant on notice for the reason of denial. However, the only potential sensitive use is St. John of the Cross and this school is more than 1000' from the proposed use." Staff's response to the appellant's statements are provided herein (**Attachment A**). This public hearing was continued from July 18, 2017.

Fiscal Impact:

None.

Environmental Review:

- | | |
|-----------------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Categorically Exempt | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input type="checkbox"/> Tribal Government Consultation Request |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. | |

Attachments:

- A. Staff Report
- B. Resolution of Denial
- C. Lemon Grove Municipal Code Section 17.32.090
- D. Search Results from Greatschools.org
- E. Search Results from State Department of Social Services Website
- F. Draft City of Lemon Grove Medical Marijuana Zoning Map
- G. ZC1-700-0012 Application Form
- H. Staff Denial Letter for ZC1-700-0012
- I. AA1-700-0003 Appeal Form and Attachments with Updates
- J. Map Showing Distance Between Uses
- K. Staff Acknowledgment Letter for AA1-700-0003
- L. Email from Appellant's Attorney Agreeing to the July 18, 2017 Hearing Date
- M. Letter from Saint John of the Cross Catholic Parish Staff
- N. Public Comment from Jack and Helen Ofield

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 4
Mtg. Date August 15, 2017

Item Title: **Public Appeal to Consider Appeal No. AA1-700-0003 Regarding the Denial of Zoning Clearance No. ZC1-700-0012 Continued from July 18, 2017; a Request to Apply for a Conditional Use Permit to Establish a Medical Marijuana Dispensary at 8260 Broadway in the Heavy Commercial Zone.**

Staff Contact: David De Vries, Development Services Director

Background:

This appeal hearing was scheduled for the July 18, 2017 City Council meeting. At the public hearing, the hearing was continued by the City Council to August 15, 2017 at the applicant's request.

In November 2016, voters in the City of Lemon Grove passed Measure V, an initiative removing the City's prohibition of medical marijuana dispensaries (MMDs) and establishing performance standards and a permit process by which MMDs may be established. Measure V was subsequently codified in Chapter 17.32 of the Lemon Grove Municipal Code. The permit process for MMDs requires approval of a conditional use permit (CUP), and the performance standards prohibit MMDs on properties within 1,000 feet of certain protected uses, including schools and licensed daycare facilities. Schools include any public or private school providing instruction in kindergarten or grades one to 12. See Lemon Grove Municipal Code Section 17.32.090 (**Attachment C**).

In order to identify and map the location of protected uses, staff relied on a variety of resources including, but not limited to, the website Greatschools.org and the website for the California Department of Social Services (DSS). DSS is the licensing agency for daycare throughout the State of California (**Attachments D and E**). City Council should note that the DSS Website reveals the locations of licensed daycare conducted in commercial and institutional settings, but does not reveal the locations of family daycare homes, which are conducted in private residential settings. To provide the public with a map identifying potential locations for MMDs, while protecting the locations of family daycare homes, City staff created a draft map with 1,000 foot buffers around the parcels where known protected uses are located. Staff then made those buffers opaque to obscure the underlying parcel geography (**Attachment F**).

On March 7, 2017, staff presented a report to City Council describing the recommended draft review procedures and draft conditions of approval for requests to establish MMDs. Staff also presented the draft Medical Marijuana Zoning Map it had created. The review procedures include using the Zoning Clearance (ZC) process as the initial step in screening and reviewing of MMD applications. Complete ZC applications for sites which meet the zoning criteria and distance restrictions described in LGMC Chapter 17.32, and which include all required application materials will be deemed complete, and the applicants may then submit for CUP approval by the City Council. ZC applications for sites that do not meet the specified criteria are denied by staff. Staff's decision to deny any application is subject to appeal to the City Council, pursuant to LGMC Section 17.28.020(I).

On April 6, 2017, the appellant filed ZC1-700-0012, an application to apply for a conditional use permit to establish a MMD at the subject property (**Attachment G**). Prior to accepting the application, staff checked the location of the project site on the Medical Marijuana Zoning Map and determined it was ineligible for a dispensary. Staff then informed the appellant that the

Attachment A

proposed project site was within 1,000 feet of a protected use, and therefore staff would have no option but to deny the ZC application.

The appellant chose to file the ZC application despite staff's admonishment, and on April 17, 2017, the Development Services Director denied ZC1-700-0012 (**Attachment H**). On April 20, 2017, the appellant filed AA1-700-0003, an administrative appeal of the Director's decision (**Attachment I**). The appeal states "The denial letter does not state the specific school or state licensed daycare home and therefore has not put the applicant on notice for the reason for denial. However, the only potential sensitive use is St. John of the Cross and this school is more than 1000' from the proposed use". See the attached exhibit prepared by staff depicting the location of the site in relation to the church property (**Attachment J**).

On May 8, 2017, staff sent a letter to the appellant acknowledging receipt of the appeal, informing him that the appeal hearing date would be July 18, 2017, and advising him to submit any additional information he wished to provide prior to the hearing (**Attachment K**). In the same letter, staff disclosed that the protected use affecting the subject property was Saint John of the Cross Catholic Parish located at 8086 and 8175 Broadway. It should be noted that the letter includes an error. The error noted is that the subject property is located 822 feet west of the church, when in fact, the subject property is located approximately 822 feet east of the church's property. As of August 9, 2017, no additional information has been received, excepting additional information from the appellant's legal counsel which was received prior to the July 18, 2017 City Council meeting (**Attachment I**). The appellant's legal counsel did contact staff and agreed to the July 18, 2017 hearing date (**Attachment L**).

On May 23, 2017, City staff received a letter (**Attachment M**) from the staff at Saint John of the Cross Catholic Parish. The letter verifies that all three parcels comprising the church property are utilized in the conduct of the school and the daycare program. For example, the school uses the auditorium on the eastern parcel (APN 503-011-11-00) to conduct school-related events and to serve school lunch on a daily basis. The church also uses the youth center located on the eastern parcel to conduct daycare activities.

Discussion:

The purpose of this appeal is to determine whether a MMD is allowed to proceed with a conditional use permit application based on a determination that the subject property is within 1,000 feet of a protected use, in this instance a school and licensed daycare facility. Staff contends that it has discovered appropriate evidence and made appropriate measurements to justify that there is both a school and a licensed daycare facility within 1,000 feet of the subject property. The appellant contends that the subject property is not within 1,000 feet of the protected uses.

Saint John of the Cross Catholic Parish owns three adjacent parcels on the north side of Broadway. All three of these parcels comprise the church site. The western parcel is developed with school classroom buildings, a playground, meeting rooms, parking facilities, and landscaping. The center parcel is developed with the church sanctuary, parking, and landscaping. The eastern parcel is developed with a meeting hall used by the Knights of Columbus, a youth center, and an auditorium with more parking and landscaping. The appellant has correctly indicated that the portion of the site developed with classroom buildings is the western parcel, and that parcel is slightly more than 1,000 feet from the proposed dispensary site. However, staff has verified that the church utilizes all three parcel in the conduct of the school and daycare facility. For example, the youth center located on the eastern parcel is used for daycare, and the auditorium also located on the eastern parcel is used daily to serve lunch to the students. The auditorium is also used to host special events and presentations for the school. As indicated on **Attachment J**, the eastern parcel of the church property is located approximately 822 feet from the proposed dispensary site and is therefore ineligible to be approved as a dispensary. Please also refer to **Attachment M**, a

Attachment A

letter from the church staff which verifies that the church uses all three parcels in the conduct of the school and daycare uses. |

Public Information:

The Notice of Public Hearing for this item was published in the July 6, 2017 edition of The East County Californian, and mailed to all property owners within 500 feet of the subject property.

As of August 9, 2017, the City has received one response to the Notice of Public Hearing opposing the appellant's request which was a revision of a previously submitted statement (**Attachment N**). At the time of the public hearing, staff will provide the City Council with any additional written comments that may be received after distribution of the staff report.

Conclusion:

Staff recommends that the City Council conduct a public hearing and adopt a Resolution (**Attachment B**) upholding the Development Services Director determination to deny ZC1-700-0012, and denying a request to apply for a conditional use permit to establish a MMD at 8260 Broadway.

RESOLUTION NO. | |

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE UPHOLDING THE DEVELOPMENT SERVICES DIRECTOR'S DETERMINATION TO DENY A REQUEST TO APPLY FOR A CONDITIONAL USE PERMIT TO ESTABLISH A MEDICAL MARIJUANA DISPENSARY AT 8260 BROADWAY, LEMON GROVE, CALIFORNIA

WHEREAS, on November 8, 2016, voters in the City of Lemon Grove passed Measure V, an initiative removing the City's prohibition of medical marijuana dispensaries and establishing performance standards and a permit process by which medical marijuana dispensaries may be established; and

WHEREAS, Measure V includes the adoption of Lemon Grove Municipal Code Chapter 17.32 which prohibits the establishment of medical marijuana dispensaries within 1,000 feet of certain protected uses, including schools and licensed daycare facilities; and

WHEREAS, City staff verified the presence of a school and State-licensed daycare facility at Saint John of the Cross Catholic Parish located at 8086 and 8175 Broadway; and

WHEREAS, staff at the church has verified in writing that the church uses all three parcels comprising the church's property to conduct school and daycare-related activities; and

WHEREAS, on April 6, 2017, after being informed verbally by City staff that the subject property was within 1,000 feet of a school and licensed daycare facility, and that submittal of a zoning clearance application would result in a denial, the appellant (Christopher O. Williams) filed ZC1-700-0012, an application to apply for a conditional use permit to establish a MMD at 8260 Broadway, Lemon Grove, CA; and

WHEREAS, on April 17, 2017, the Development Services Director denied ZC1-700-0012 because the proposed project site is located within 1,000 feet of a school and a state-licensed daycare facility; and

WHEREAS, on April 20, 2017, the appellant filed an administrative appeal of the Director's decision (AA1-700-0003), stating that there are no schools or licensed day care facilities within 1,000 feet of the subject property; and

WHEREAS, City staff disclosed in writing the address of the existing school and daycare facility at 8086 and 8175 Broadway on May 8, 2017 as evidenced by the letter attached to the Agenda Item Summary as Attachment "L"; and

WHEREAS, the appellant has failed to show that their facility is greater than 1,000 feet from the school and California-licensed daycare facility at 8086 and 8175 Broadway; and

WHEREAS, with consent of the applicant, on May 8, 2017, the Director of Development Service set the hearing date to consider AA1-700-0003, an appeal of the Development Services Director's determination to deny ZC1-700-0012 to July 18, 2017; and

WHEREAS, on July 18, 2017, the Lemon Grove City Council held a duly noticed public hearing to consider AA1-700-0003, an appeal of the Development Services Director's determination to deny ZC1-700-0012 and at the request of the applicant, the City Council continued the public hearing to August 15, 2017; and

WHEREAS, on August 15, 2017, the Lemon Grove City Council held a continued public hearing to consider AA1-700-0003, an appeal of the Development Services Director's determination to deny ZC1-700-0012; and

Attachment B

WHEREAS, the appeal of this determination is not a project and is not subject to the environmental review requirements of the California Environmental Quality Act (CEQA); |

NOW, THEREFORE, INCORPORATING THE ABOVE STATEMENTS HEREIN, BE IT RESOLVED that the City Council of the City of Lemon Grove hereby:

1. Denies Christopher O. Williams' Administrative Appeal No. AA1-700-0003 based on the above-findings; and
2. Upholds the Development Services Director's April 17, 2017 determination to deny Zoning Clearance No. ZC1-700-0012, a request to apply for a conditional use permit to operate a medical marijuana dispensary, at 8260 Broadway, Lemon Grove, CA.

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17.32.090 Medical marijuana dispensary regulations.

A. *Zones.* *Dispensaries* may be established by conditional use permit in the heavy commercial (HC), limited commercial (LC), general commercial (GC) and light industrial (LI) zones and subject to the distance requirements. *Dispensaries* are prohibited in mixed-use zones (Downtown Village Specific Plan and Central Commercial) and all residential zones (RLM, RL, RM, RMH).

B. *Distance Requirements.* An application may be submitted provided the proposed facility meets the required distance measurements. For purposes of measurements, all *dispensaries* are considered *regulated uses* and public parks as defined at Section 12.20.030 of Lemon Grove Municipal Code, playgrounds as defined at Section 18.28.020, subdivision (v), of the Lemon Grove Municipal Code, licensed day care facilities as defined at Section 17.08.030 of Lemon Grove Municipal Code, schools as defined at California Health and Safety Code Section 11362.768, subdivision (h), and alcohol and substance abuse treatment centers are considered *protected uses*. Measurement is made between the closest property lines of the *premises* in which the *regulated uses* and *protected uses* are located. A regulated use must not be:

1. Within one thousand feet of any other regulated use which is located either inside or outside the jurisdiction of the city,
2. Within one thousand feet from any protected use which is located either inside or outside the jurisdiction of the city.

The measurement of distance between uses will take into account natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses. In such cases, the separation distance shall be measured as the most direct route around the barrier in a manner that establishes direct access.

C. *Standards.*

1. *Background Check Required for Directors and Employees.* The *director* and employees of a *dispensary* must obtain a LiveScan background check through the California Department of Justice or the San Diego County sheriff's department prior to employment. *Directors* convicted of a serious felony, as defined in California Penal Code Section 1192.7, subdivision (c), and Health and Safety Code Section 11359 (Possession for sale) within the previous ten years shall not be eligible for a license. Other potential collective employees and volunteers convicted of the crimes identified in this section in the previous five years are ineligible for employment or participation. If during employment with the *dispensary*, a *director* or employee is convicted of a crime identified in this section shall be immediately dismissed from employment or required to resign as a corporate board member or officer. For purposes of this section, a conviction in another state that would have been a conviction equivalent under California law to those convictions specified in this section will disqualify the person from employment or volunteering at the *dispensary*.

2. *Security Personnel Required.* *Dispensaries* shall have at least one uniformed security guard on duty during operating hours that possess a valid Department of Consumer Affairs "Security Guard Card."

3. *Community Relations Liaison Required.* *Dispensaries* shall designate a community relations liaison (liaison) who shall be at least eighteen years of age. The liaison may also be the *director* of the *dispensary*. To address community complaints or operational problems with the *dispensaries*, the individual designated as the community relations liaison shall provide his or her name, phone number and email address to the following:

- a. Lemon Grove city manager;

Attachment C

b. San Diego County sheriff's department personnel supervising law enforcement activity in Lemon Grove;

c. All neighbors within one hundred feet of the *dispensary*.

4. Inspection of *Premises*. City code enforcement officers, San Diego sheriff's department staff, and any other employee of the city requesting admission for the purpose of determining compliance with the standards set forth in this section shall be given access to the *premises*. City and sheriff staff shall not retain information pertaining to individual patient records viewed during an inspection, and information related to individual patients shall not be made public. Inspectors will give reasonable notice of a scheduled inspection. Unannounced inspections of a *dispensary* may occur if city or sheriff's department staff have probable cause that the collective is violating the law.

5. Inspection Requirements. In order to facilitate verification that a *dispensary* operates pursuant to state and local laws, the following records must be maintained at the *premises* at all times and available for inspection by city code enforcement officers, San Diego sheriff's department staff, and any other employee of the city:

a. Client Records. The *dispensary* shall keep a record of its clients. The record shall include the following and shall be maintained for a two-year period:

i. *Qualified patient* member's name, name of *primary caregiver* when appropriate, and name of *licensed physician* recommending use of *medical marijuana* for the member.

b. *Medical marijuana* Records. *Dispensary* shall keep a record of its *medical marijuana* transactions. The following records shall be maintained for a two-year period and labeling shall occur as specified:

i. A record identifying the source or sources of all *medical marijuana* currently on the *premises* or that has been on the *premises* during the two-year period preceding the current date. The record shall include the name of the cultivator or manufacturer and the address of the cultivation or manufacturing location.

ii. All *medical marijuana* at the *premises* must at all times be physically labeled with information that will allow for identification of the source of the *medical marijuana*.

iii. All *medical marijuana* at the *premises* shall be physically labeled with the monetary amount to be charged.

c. Financial Records. *Dispensary* shall maintain records of all transactions involving money and/or *medical marijuana* occurring at the *premises*. Records shall be maintained for a two-year period preceding the current date.

d. Employee Records. *Dispensary* shall maintain a record of each employee/volunteer and *director*. The record shall include name and background check verification. Records shall be maintained for a two-year period following the end of an employee's employment or *director's* relationship with the *dispensary*.

6. *Operations manual*. The application for a conditional use permit shall include a detailed *operations manual* including, but not necessarily limited to, the following information:

a. Authorization for the city, its agents and employees, to seek verification of the information contained within the application;

b. A description of the staff screening process including appropriate background checks;

c. The hours and days of the week the *dispensary* will be open;

Attachment C

- d. Text and graphic materials showing the site, floor plan and facilities of the *dispensary*. The material shall also show adjacent structures and land use;
 - e. A description of the security measures located on the *premises*, including, but not limited to, lighting, alarms, and automatic law enforcement notification;
 - f. A description of the screening, registration and validation process for *qualified patients*;
 - g. A description of *qualified patient* records acquisition and retention procedures;
 - h. The process for tracking *medical marijuana* quantities and inventory controls employed, including the source of *medical marijuana* (on-site cultivation, processing, or plant material, or processed products, received from outside sources);
 - i. Procedures to ensure accurate record keeping, including protocols to ensure that quantities purchased do not suggest re-distribution;
 - j. Other information required by the development services director.
7. Operating Standards. *Dispensaries* shall comply with all of the following operating standards. In addition to these standards, the *dispensaries* shall comply at all times with conditions outlined in the approved conditional use permit and the operational manual.
- a. Dispensing *medical marijuana* to an individual *qualified patient* or *primary caregiver* more than once a day is prohibited;
 - b. *Dispensaries* shall only dispense *medical marijuana* to an individual *qualified patient* or *primary caregiver* who has a valid, verified *licensed physician*'s recommendation, and if appropriate, a valid *primary caregiver* designation. The *dispensary* shall verify that the *licensed physician*'s recommendation is current and valid;
 - c. On-site evaluation by a *licensed physician* for the purposes of obtaining a qualified status is prohibited;
 - d. *Dispensaries* shall display the client rules and/or regulations in a conspicuous place that is readily seen by all persons entering the *dispensary*. The client rules and/or regulations shall include, but are not limited to:
 - i. Each building entrance to a *dispensary* shall be clearly and legibly posted with a notice indicating that smoking, ingesting or consuming *medical marijuana* on the *premises* or in the vicinity of the *dispensary* is prohibited unless specifically authorized within the governing conditional use permit.
 - ii. The building entrance to a *dispensary* shall be clearly and legibly posted with a notice indicating that persons under the age of eighteen are precluded from entering the *premises*.
 - iii. The hours of operation for an authorized *dispensary* shall be limited to between eight a.m. to eight p.m. or as specified within the conditional use permit.
 - iv. *Dispensaries* shall not permit the use or consumption of *medical marijuana* on-site unless specifically authorized under the conditional use permit.
 - v. *Dispensaries* shall not permit the on-site display of unprocessed marijuana plants or representations of marijuana plants in any areas visible to the public;
 - vi. All signage for *dispensaries* shall require a sign permit from the city prior to installation. Signage shall not include any terminology (including slang) or symbols for marijuana.

Attachment C

vii. *Dispensaries* shall only permit the distribution of *medical marijuana* plant material and *medical marijuana* manufactured products from licensed sources as allowed by the approved conditional use permit. Such distribution shall be limited to *qualified patients* or *primary caregiver*;

e. *Dispensaries* shall maintain on the *premises* an on-site training curriculum capable of meeting employee, agents and volunteer training needs. The minimum training curriculum shall include professional conduct, ethics, and state and federal laws regarding patient confidentiality; specific procedural instructions for responding to an emergency, including robbery or violent incident.

f. *Dispensaries* shall maintain all necessary permits, and pay all appropriate taxes. *Dispensaries* shall also provide invoices to cultivators and manufacturers to ensure tax liability responsibility;

g. *Dispensaries* shall implement procedures as outlined in their approved *operations manual*;

h. *Dispensaries* shall submit an “annual performance review report” for review and approval by the development services director. The “annual performance review report” is intended to identify effectiveness of the approved conditional use permit, *operations manual*, and conditions of approval, as well as any proposed modification to procedures as deemed necessary. The development services director may review and approve amendments to the approved “*operations manual*”; and the frequency of the “annual performance review report.” *Medical marijuana* cultivation and dispensing monitoring review fees pursuant to the current Master Fee Schedule shall accompany the “annual performance review report” for costs associated with the review and approval of the report.

i. *Dispensaries* shall maintain twenty-four-hour recorded video surveillance of the *premises*. Recordings shall be retained for thirty days for inspection by city staff. City staff must provide valid cause for viewing video surveillance. City staff must ensure that patient privacy is safeguarded. Video surveillance will not be shared with law enforcement except when formally requested as part of a law enforcement investigation directly involving the *dispensary*.

j. Sales of alcoholic beverages are prohibited.

k. Sales of tobacco and tobacco products are prohibited.

l. Sales of drug paraphernalia are prohibited.

m. The location of the *dispensary* shall include the installation of a centrally monitored alarm system

n. Lighting shall be installed to adequately light the exterior and interior of the *dispensary premises* while in conformance with Section 17.28.080.

8. Source of *Medical marijuana*. A *dispensary* shall only dispense marijuana from the following sources and this information shall be included in the *operations manual*:

a. On-Site Cultivation for Authorized *Dispensary*. If the conditional use permit authorizes limited, on-site *medical marijuana* cultivation at the *dispensary*, on-site cultivation shall be considered an accessory use and shall not exceed twenty-five percent of the *dispensaries*’ total floor area and in no case exceed one thousand five hundred square feet. In addition to these area limitations, the accessory use shall conform to the specific zone regulations, Section 17.24.060 Accessory Buildings and Uses, Section 17.32.100 of this title, and applicable Building and Fire Codes. The *operations manual* shall include information regarding the on-site cultivation including, but not limited to:


i. Description of measures taken to minimize or offset energy use from the cultivation or processing of *medical marijuana* on-site; and


ii. Description of chemicals stored or used; and


Attachment C

- iii. Description of any effluent discharged into the city's wastewater and/or stormwater system;
- b. Licensed External Source. Until one year following the date when the California State Bureau of Medical Marijuana Regulation begins accepting applications for licenses, or sooner, if such a deadline is set by the Bureau, *dispensaries* shall source their *medical marijuana* from cultivators and manufacturers that have obtained a local business license or equivalent document showing that the organization is operating in zoning and regulatory compliance from another jurisdiction for the *medical marijuana* cultivation or manufacturing. One year from the date that the California State Bureau of Medical Marijuana Regulation begins accepting applications for licenses, or sooner, if such a deadline is set by the Bureau, all sources of *medical marijuana* or *medical marijuana* products sold in a *dispensary* must also have a state license for their *medical marijuana* activities. (Ord. 443 § 1, 2016)

Attachment D




Schools 

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California / Lemon Grove


California 


Lemon Grove, CA

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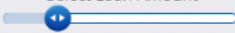
13 private schools found in Lemon Grove, CA [Save this search](#)


List  Map

Refine Search Compare (0/4) Sort by: GreatSchools Rating 


ASSIGNED SCHOOL

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3.12%
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\$225,000


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Terms & Conditions apply. NMLSR1138


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Saint John Of The Cross Catholic School
8175 Lemon Grove Way, Lemon Grove, CA 91945
★★★★★ 25 reviews | Private K-8

✓ Compare


Homes for sale



Shiloh Christian Academy
2770 Glebe Road, Lemon Grove, CA 91945
★★★★★ 10 reviews | Private K-12

✓ Compare


Homes for sale



Lighthouse Christian Academy
1345 Skyline Drive, Lemon Grove, CA 91945
★★★★★ 0 reviews | Private K-12

✓ Compare

Homes for sale



Children's Garden Montessori
2206 Cypress Avenue, Lemon Grove, CA 91945
★★★★★ 0 reviews | Private PK

✓ Compare

Homes for sale




Attachment E

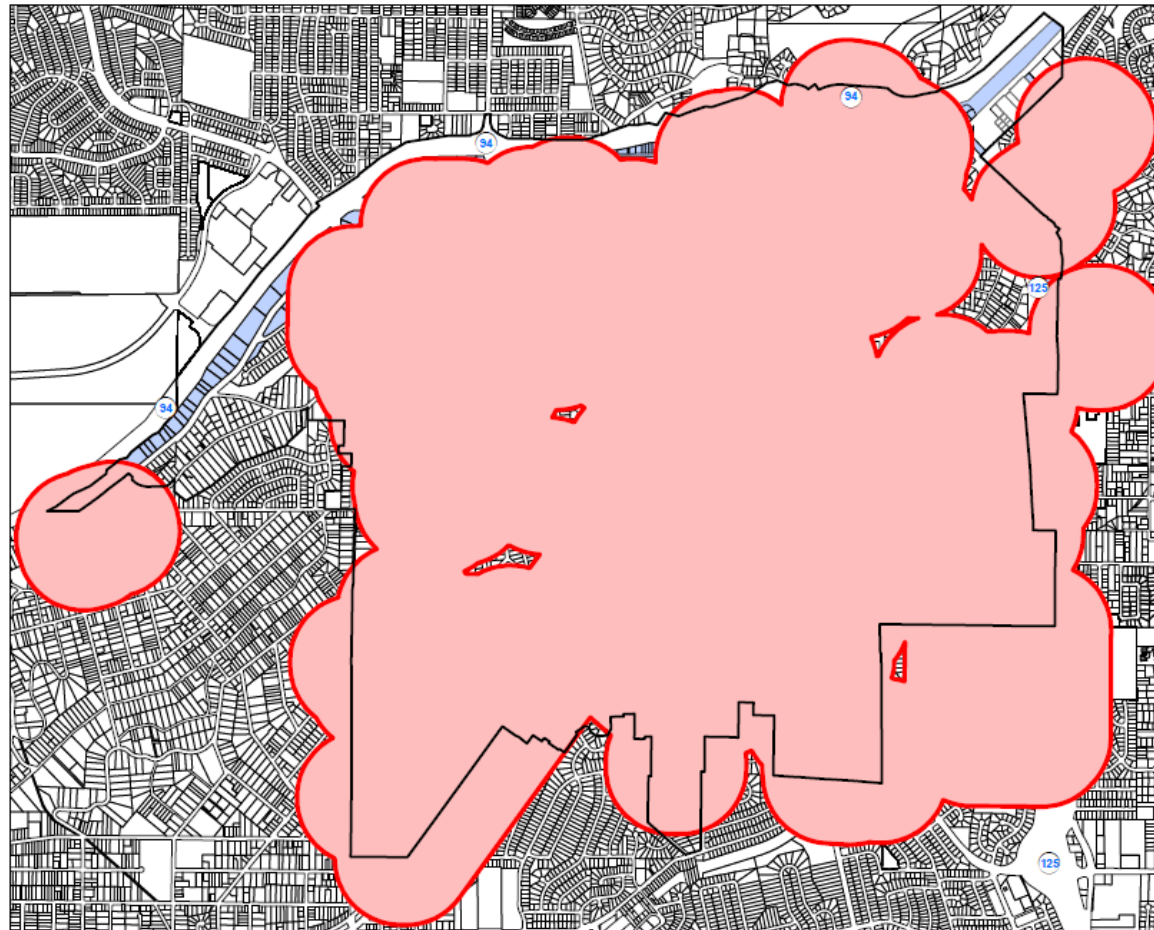
Child Care Center Preschool (CDSS Website; Facility Search)

AKA HEAD START - SAN MIGUEL 7059 SAN MIGUEL	91945	Licensed
CHRISTIAN CHURCH OF LEMON GROVE PRESCHOOL Licensed	6970 SAN MIGUEL AVENUE	91945
CHRISTIAN CREATIVE LEARNING ACADEMY	2920 MAIN ST	91945 Licensed
DISCOVERY LEARNING CENTER	1515 SKYLINE DRIVE	91945 Licensed
LEMON GROVE SCHOOL DISTRICT-GOLDEN AVE PRESCHOOL Licensed	7885 GOLDEN AVENUE	91945
LEMON GROVE SCHOOL DISTRICT-MONTEREY HEIGHTS P.S. Licensed	7550 CANTON DRIVE	91945
LEMON GROVE SCHOOL DISTRICT-MOUNT VERNON PRESCHOOL Licensed	8350 MOUNT VERNON STREET	91945
LEMON GROVE SCHOOL DISTRICT-SAN ALTOS PRESCHOOL Licensed	1750 MADERA STREET	91945
LEMON GROVE SCHOOL DISTRICT-SAN MIGUEL PRESCHOOL Licensed	7059 SAN MIGUEL AVENUE	91945
LIGHTHOUSE CHRISTIAN PRESCHOOL	1345 SKYLINE DRIVE	91945 Licensed
MERRY GO ROUND LEARNING CENTER	2749 LEMON GROVE AVENUE	91945 Licensed
SHILOH CHRISTIAN ACADEMY	2770 GLEBE ROAD	91945 Licensed
ST. JOHN OF THE CROSS PRESCHOOL	8175 LEMON GROVE WAY	91945 Licensed

Draft Lemon Grove Medical Marijuana Dispensary Zoning

Legend

-  Lemon Grove Boundary
-  Zones Permitting Dispensaries (With Approved CUP)
-  1,000 Foot Buffer Around Protected/Regulated Uses (Dispensaries Prohibited Inside the Buffers)



NOTES:

- 1) This map may not include all protected uses, specifically those in surrounding jurisdictions.
- 2) To ensure privacy for family daycare homes, this map intentionally obscures the exact locations of protected uses.
- 3) Map last updated on July 5, 2017

0 1,000 2,000 Feet



PLANNING PERMIT APPLICATION

Development Services Department / Planning Division
 3232 Main Street, Lemon Grove, CA 91945
 Phone: 619-825-3805 Fax: 619-825-3818
 www.lemongrove.ca.gov

APPLICATION REQUEST- SELECT ALL THAT APPLY – (SUBJECT TO OTHER PERMIT REQUIREMENTS)

- | | |
|------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Zoning Clearance (ZC) | <input type="checkbox"/> Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> Pre-Application (PA) | <input type="checkbox"/> Certificate of Compliance (CC) |
| <input type="checkbox"/> Minor Use Permit (MUP) | <input type="checkbox"/> Zoning Amendment (ZA) |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Specific Plan Amendment (SPA) |
| <input type="checkbox"/> Planned Development Permit (PDP) | <input type="checkbox"/> General Plan Amendment (GPA) |
| <input type="checkbox"/> Minor Modification (MM) | <input type="checkbox"/> Modification of _____ |
| <input type="checkbox"/> Variance (VA) | <input type="checkbox"/> Time Extension for _____ |
| <input type="checkbox"/> Boundary Adjustment/Lot Merger (BA) | <input type="checkbox"/> Appeal of _____ |
| <input type="checkbox"/> Tentative Map (TM) - 5 or more lots | <input type="checkbox"/> Substantial Conformance Review of _____ |
| <input type="checkbox"/> Other _____ | |

APPLICANT:	Pick Axe Holdings LLC - Christopher Williams	PHONE:	619-326-4182
ADDRESS:	7364 Mission Gorge Rd. San Diego, CA 92120	FAX:	
		EMAIL:	chris@xmgmedia.com
PROPERTY OWNER:	MATTAR FAMILY TRUST OF 1990	PHONE:	619-666-9978
ADDRESS:	4395 Alta Mira Dr. La Mesa CA. 91941	FAX:	
		EMAIL:	
CONTACT PERSON:	Pick Axe Holdings LLC - Christopher Williams	PHONE:	619-326-4182
ADDRESS:	7364 Mission Gorge Rd. San Diego, CA 92120	FAX:	
		EMAIL:	chris@xmgmedia.com

*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME:	BROADWAY MMD
PROJECT ADDRESS:	8260 Broadway, Lemon Grove, CA. 91945
ASSESSOR PARCEL #:	499-200-18-00
SITE ACREAGE:	0.46

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:

The proposed project consists of an existing single story commercial building with an approximate square footage of 2,802sf to be converted into a Medical Marijuana Dispensary located at 8260 Broadway, Lemon Grove CA. 91945.

The scope of the project is to include interior remodel of the existing structure with non-structural and non-loadbearing walls.

Site modifications to include parking lot re-stripping, pedestrian access from the parking lot and existing right of way and miscellaneous site improvements such as lighting, fencing and security cameras. Parking lot will be re-stripped to accommodate conforming parking spaces and accessible parking spaces.

CITY OF LEMON GROVE

APR 06 2017

Rev. November 2015

DEVELOPMENT SERVICES

-22-

Rev. November 2015



CITY OF LEMON GROVE "Best Climate On Earth"
Development Services Department

Date: April 17, 2017

Pick Axe Holdings, LLC
Attn. Christopher Williams
7364 Mission Gorge Road
San Diego, CA 92120

Mattar Family Trust of 1990
4395 Alta Mira Drive
La Mesa, CA 91941

SUBJECT: Denial of Zoning Clearance Application ZC1-700-0012 for property located at 8260 Broadway, in the City of Lemon Grove (APN: 499-200-18-00).

Christopher Williams,

On April 6, 2017, staff received the subject application to establish a medical marijuana dispensary (MMD) at the subject property in the City of Lemon Grove. The application has been denied for the following reasons, which may not be all inclusive:

- The property is located within 1,000 feet of a school and a State-licensed daycare facility.

In order for staff to process a conditional use permit application for a MMD, the application must include all of the information required by Chapter 17.32 of the Lemon Grove Municipal Code, as well as the items listed on the City's MMD Planning Permit Checklist. Additionally, the location of the proposed MMD must comply with the zoning requirements and distance restrictions contained within Chapter 17.32. If any of the required items are missing, or if the proposed location does not meet the zoning requirements and distance restrictions, then staff cannot process a conditional use permit application. Please review the requirements of Chapter 17.32 and the MMD Planning Permit Checklist prior to submitting another application. Please also verify that the site chosen meets the distance restrictions established by Chapter 17.32. Staff's decision to deny this application may be appealed to the Lemon Grove City Council pursuant to Lemon Grove Municipal Code, Section 17.28.020(l). Appeals must be filed in writing within 10 calendar days of the date on this denial letter and must include a filing fee of \$75.00. Appeals must be filed using forms provided by the Development Services Department.

Respectfully,

David De Vries, Development Services Director



APPEAL APPLICATION & REQUEST FOR PUBLIC HEARING

Community Development Department / Planning Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.ci.lemon-grove.ca.us

APPLICANT: Pick Axe Holdings, LLC	c/o Gina Austin	PHONE: 619-924-9600
ADDRESS: 7364 Mission Gorge Rd		FAX:
San Diego, CA 92120		EMAIL: gaustin@austinlegalgroup.com

CASE/PROJECT NUMBER: ZC1-700-0012

DECISION /CONDITIONS OF APPROVAL BEING APPEALED (INCLUDE CONDITION ITEM NUMBERS):

Applicant is appealing staff's determination that the property is located within 1,000 feet of a school or State-licensed daycare home.

SPECIFIC REASON(S) FOR APPEAL OR REQUEST FOR PUBLIC HEARING:

The denial letter does not state the specific school or state licensed daycare home and therefore has not put the applicant on notice for the reason for denial. However, the only potential sensitive use is St. John of the Cross and this school is more than 1000' from the proposed use (See attached letter.)

Attach additional sheets if necessary.

Christopher Williams

Applicants Signature

Christopher Williams

April 20, 2017

Date

TO BE COMPLETED BY PLANNING STAFF

FILE #(s): AAI-700-0003

DATE: 4-20-17

FEES: \$75 RECEIPT #: 18540

COMMENTS and/or CONDITIONS:

Attachment I

Austin Legal Group

LAWYERS
3990 OLD TOWN AVE., STE A-112
SAN DIEGO, CA 92110

LICENSED IN CALIFORNIA & HAWAII
TELEPHONE
(619) 924-9600

FACSIMILE
(619) 881-0045

Writer's Email:
gaustin@austinlegalgroup.com

April 10, 2017

City of Lemon Grove
Development Services
3232 Main Street
Lemon Grove, CA 91945

Re: **8260 Broadway**, Application for Medical Marijuana Dispensary (MMD)

To Whom It May Concern:

Austin Legal Group, APC ("ALG") represents the applicant for a MMD located at 8260 Broadway, Lemon Grove ("MMD Location"). The purpose of this letter is to provide further clarification as to why the MMD Location is not within 1000' of a Protected Use as defined by section 17.32.090 of the Lemon Grove Municipal Code (the "Code"). It is our professional opinion that there are no Protected Uses within 1000' of the MMD Location.

While the MMD Location is not within the approved highlighted properties on the City's most recent map of protected uses, the City's map incorrectly measures the distance to St. John of the Cross Catholic School. This office conducted an independent analysis and the parcel that contains the Catholic School is approximately 1004' from the closest property line of the MMD Location. Further, the City supplied a list of Protected Uses in response to a public records request ("City's Response"). The City's Response is attached hereto as Exhibit 1¹. No other Protected Uses were identified in the City's Response within 1000' of the MMD Location.

Exhibit 2, attached hereto, identifies the 1000' radius around the MMD Location on an image map. Exhibit 2, page 2, is a blow up of the approximate 4' separation between the MMD Location and the St. John of the Cross Catholic School. While the parcel with the Church only may be within 1000' of the MMD Location, **the parcel with the school is at least 1004' from the MMD Location.** In light of the above, **the applicant is requesting the City process the CUP application for the MMD at 8260 Broadway all the way through to City Council Hearing** despite the MMD Location being identified within the buffer area identified on the City's zoning map.

In further support of this application for a MMD, this office conducted an independent analysis of the 1000' area surrounding the MMD Location and, as explained below, no Protected Uses were identified.

¹ Page 3 of Exhibit 1 is a mapping of each Protected Use provided by the City.

City of Lemon Grove
April 10, 2017
Page 2

To the north and northwest of the MMD Location there are no identified schools, parks, playgrounds, or alcohol and substance rehabilitation facilities. (See Exhibit 1 – page 3 and Exhibit 6.) Although it is possible an unknown licensed day care facility is present within the residential area north of the MMD location, that area is separated by the Route 94 Freeway. The code requires that the City shall take into account “natural topographical barriers and constructed barriers that would impede direct physical access between the uses. In such cases, the separation distance shall be measured as the most direct route around the barrier in a manner that establishes direct access” (Lemon Grove Municipal Code § 14.32.090 (B)).² The northeast is only freeway and therefore no Protected Use can be located in this area. Route 94 is a constructed barrier that would impede direct physical access between the uses. The most direct route from the MMD Location around the constructed barrier of Route 94 is approximately 3,801 ft. (See Exhibit 3.)

Similarly, to the west of the MMD Location there are no identified schools, parks, playgrounds, or alcohol and substance rehabilitation facilities. (See Exhibit 1, page 3 and Exhibit 6.) The extent to which the residential areas to the west could potentially include private licensed daycare facilities is eliminated due to constructed barriers that impede direct physical access. A direct path from the MMD Location to the closest homes to the west requires an individual to cross private property under the Sweetwater St. overpass, climb 8 foot fences and brick walls, and traverse the backyard of private residences. Each of these constructed barriers impedes direct physical access and requires the measurement to the residential area and potential licensed daycare facility to follow the most direct route around the constructed barriers³. The most direct route around these constructed barriers to the nearest residential property is over 1000’. (See Exhibit 4.)

There are also no identified schools, parks, playgrounds, or alcohol and substance rehabilitation facilities to the south of the MMD Location. (See Exhibit 1, page 3 and Exhibit 6.) Directly south there are a variety of commercial entities and New Horizons Church.

There are also some residential homes that have the potential to locate a licensed childcare facility to the east and southeast of the MMD Location. While the closest residential home is within 1000 ft southeast of the MMD location there is no direct access from the MMD Location because the direct path includes a fenced off area with trees that are enclosed under the freeway overpass. The direct route from the MMD Location around the constructed barrier is approximately 3019 ft. (See Exhibit 5.)

² All Further references are to the Lemon Grove Municipal Code unless stated otherwise.

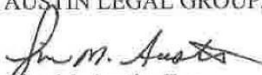
³ This analysis is only necessary if there is a licensed daycare facility within one of the private residences to the west. At this point in time, there is no information to believe that such a facility exists.

Attachment I

City of Lemon Grove
April 10, 2017
Page 3

For the reasons above, we are requesting the City of Lemon Grove find that there are no Protected Uses within 1000' of the MMD Location and immediately issue the Zoning Clearance for the MMD Location.

Sincerely,
AUSTIN LEGAL GROUP, APC



Gina M. Austin, Esq.

PROTECTED USES

School Age Child Care Center (CDSS Website; Facility Search)

CHRISTIAN CHURCH OF LEMON GROVE SCHOOL AGE PROG. Licensed	6970 SAN MIGUEL AVE	91945
CHRISTIAN CREATIVE LEARNING ACADEMY/SCHOOL-AGE Licensed	2920 MAIN STREET	91945
EAST COUNTY FAMILY YMCA GOLDEN	7885 GOLDEN AVE.	91945 Licensed
MERRY GO ROUND LEARNING CENTER - SCHOOL AGE Licensed	2749 LEMON GROVE AVENUE	91945

Child Care Center Preschool (CDSS Website; Facility Search)

AKA HEAD START - SAN MIGUEL 7059 SAN MIGUEL	91945	Licensed
CHRISTIAN CHURCH OF LEMON GROVE PRESCHOOL Licensed	6970 SAN MIGUEL AVENUE	91945
CHRISTIAN CREATIVE LEARNING ACADEMY	2920 MAIN ST	91945 Licensed
DISCOVERY LEARNING CENTER	1515 SKYLINE DRIVE	91945 Licensed
LEMON GROVE SCHOOL DISTRICT-GOLDEN AVE PRESCHOOL Licensed	7885 GOLDEN AVENUE	91945
LEMON GROVE SCHOOL DISTRICT-MONTEREY HEIGHTS P.S. Licensed	7550 CANTON DRIVE	91945
LEMON GROVE SCHOOL DISTRICT-MOUNT VERNON PRESCHOOL Licensed	8350 MOUNT VERNON STREET	91945
LEMON GROVE SCHOOL DISTRICT-SAN ALTOS PRESCHOOL Licensed	1750 MADERA STREET	91945
LEMON GROVE SCHOOL DISTRICT-SAN MIGUEL PRESCHOOL Licensed	7059 SAN MIGUEL AVENUE	91945
LIGHTHOUSE CHRISTIAN PRESCHOOL	1345 SKYLINE DRIVE	91945 Licensed
MERRY GO ROUND LEARNING CENTER	2749 LEMON GROVE AVENUE	91945 Licensed
SHILOH CHRISTIAN ACADEMY	2770 GLEBE ROAD	91945 Licensed
ST. JOHN OF THE CROSS PRESCHOOL	8175 LEMON GROVE WAY	91945 Licensed

Exhibit 1- page 1

Attachment I

Large Family Daycare (up to 14 kids) (CDSS Website; Facility Search)

AHMED, FATHA & MOHAMED FAMILY CHILD CARE	Unavailable	91945	Licensed
ALVAREZ, VERONICA & JUAN FAMILY CHILD CARE	Unavailable	91945	Licensed
DELGADO, ALICIA & JOSE FAMILY CHILD CARE	Unavailable	91945	Licensed
DELGADO, GLORIA FAMILY DAY CARE	Unavailable	91945	Licensed
GEORGE, CARRIE FAMILY CHILD CARE	Unavailable	91945	Licensed
HUSSEN, FARTUN FAMILY CHILD CARE	Unavailable	91945	Licensed
JOHNSON, KATHLEEN FAMILY DAY CARE	Unavailable	91945	Licensed
LEDEZMA, LORENZA FAMILY CHILD CARE	Unavailable	91945	Licensed
MAXWELL, REBECCA & DANIEL FAMILY CHILD CARE	Unavailable	91945	Licensed
MILLER, O & CARTER, I FAMILY CHILD CARE	Unavailable	91945	Licensed
SAMBRANO, LAURA FAMILY CHILD CARE	Unavailable	91945	Licensed
TANABE, SYLVIA FAMILY DAY CARE	Unavailable	91945	Licensed

Drug Treatment Facilities (Google Search)

Alano Club	6901 Central Avenue
McAllister Institute	2049 Skyline Drive

Adult Daycare

HEALTHY OPPORTUNITIES PROGRESSIVE EDUCATION	3225 OLIVE ST.	91945	Licensed
LINK CENTER, THE	7944 GOLDEN AVE	91945	Licensed

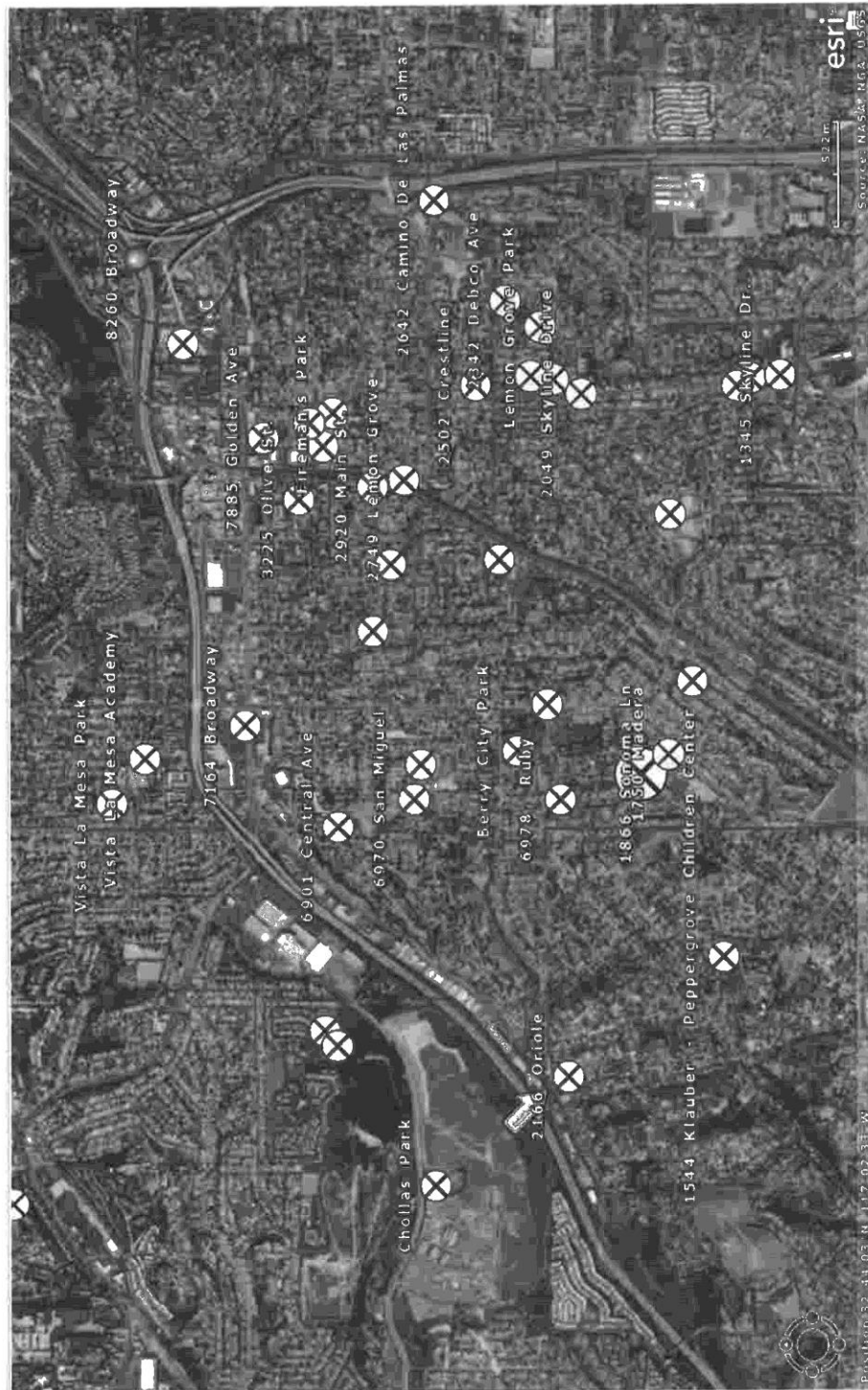


Exhibit 1 - page 3

Attachment I



Exhibit 2 - Page 1



Exhibit 2 - Page 2

Attachment I

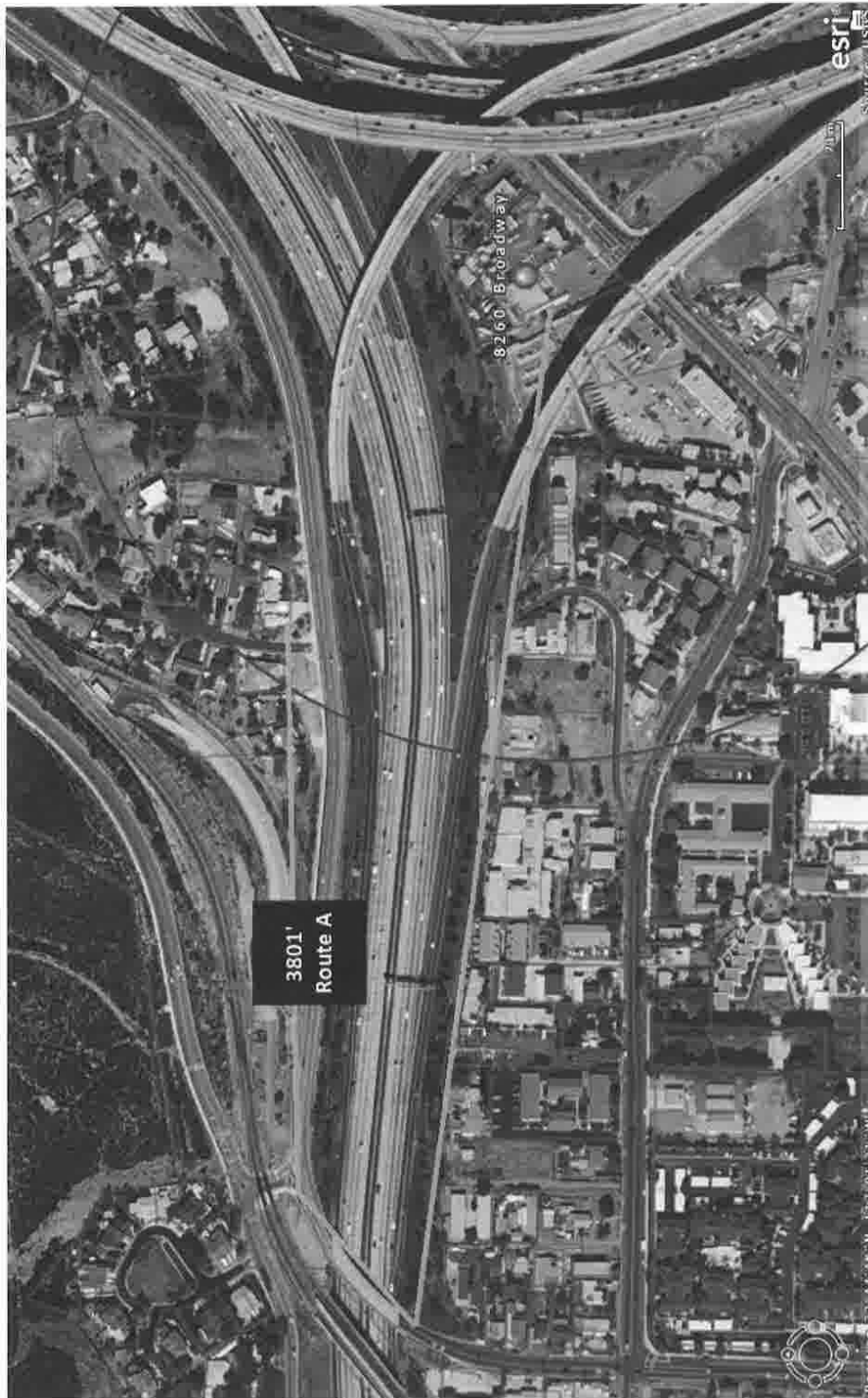


EXHIBIT 3



EXHIBIT 4

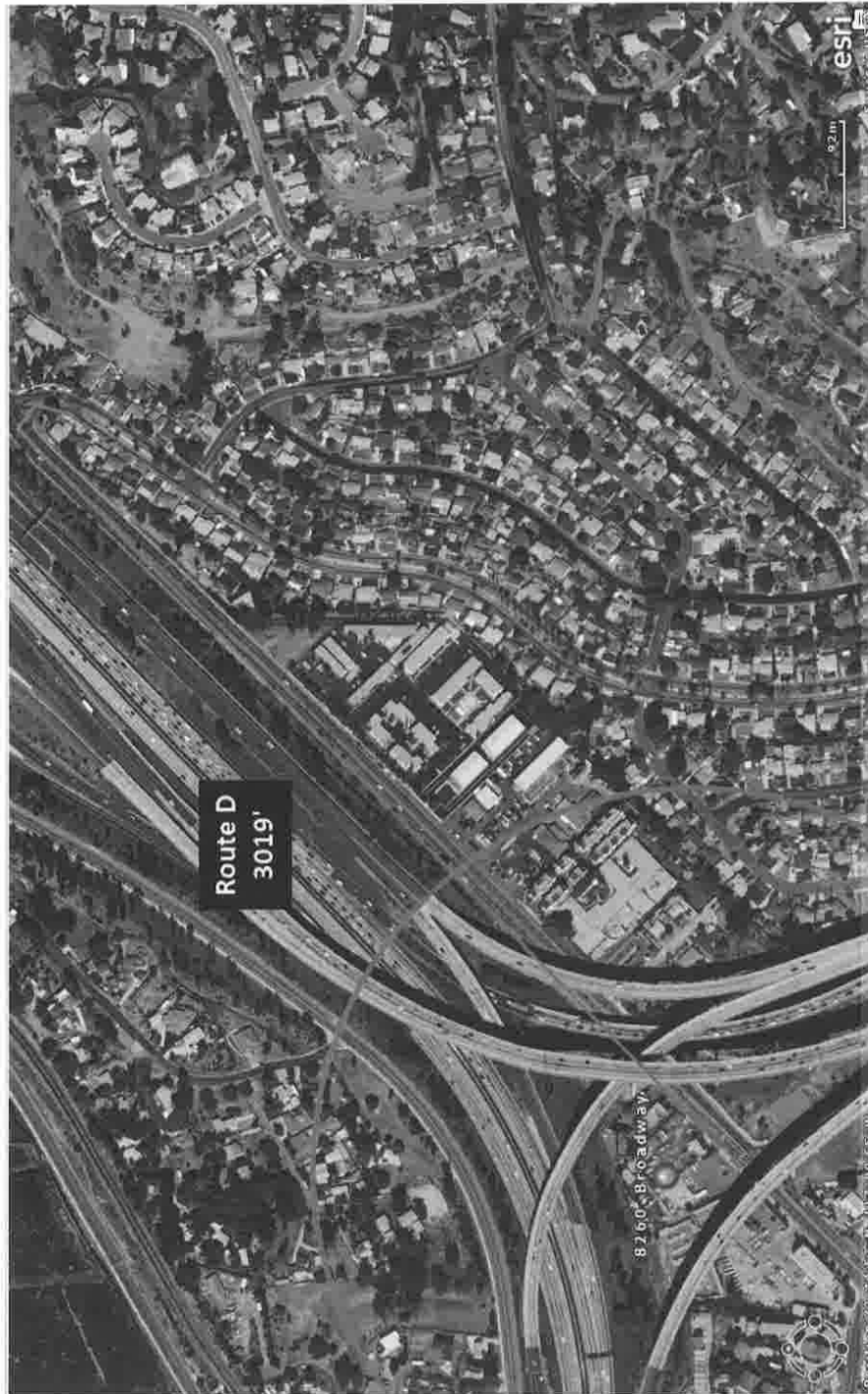


EXHIBIT 5

SUMMARY OF PARCELS							
APN: 499-200-18 1000FT MMCC							
Index	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	SINGLE FAMILY RESIDENCE	8115 CASCIO CT	LEMON GROVE	CA	91945	475-460-08-00	LEITCH FAMILY TRUST
2	RELIGIOUS	8175 LEMON GROVE WAY	LEMON GROVE	CA	91945	475-490-17-00	ST. JOHN OF THE CROSS CATHOLIC CHURCH
3	SINGLE FAMILY RESIDENCE	3828 ROJO TIERRA RD	LA MESA	CA	91941	499-161-01-00	DEGEN FAMILY TRUST
4	SINGLE FAMILY RESIDENCE	3820 ROJO TIERRA RD	LA MESA	CA	91941	499-161-02-00	JUDD FAMILY 2003 TRUST
5	SINGLE FAMILY RESIDENCE	3814 ROJO TIERRA RD	LA MESA	CA	91941	499-161-03-00	OSORIO, MARIO E & MARTHA N
6	SINGLE FAMILY RESIDENCE	3724 RIVIERA DR	LA MESA	CA	91941	499-161-04-00	DILLON, BARBARA L LIVING TRUST
7	SINGLE FAMILY RESIDENCE	3808 ROJO TIERRA RD	LA MESA	CA	91941	499-161-06-00	ALAMERI, ADNAN
8	SINGLE FAMILY RESIDENCE	3825 ROJO TIERRA RD	LA MESA	CA	91941	499-162-01-00	WILSON, LOUISA S
9	SINGLE FAMILY RESIDENCE	3740 RIVIERA DR	LA MESA	CA	91941	499-162-04-00	HEIGERT, HARUKO FAMILY TRUST
10	SINGLE FAMILY RESIDENCE	3819 ROJO TIERRA RD	LA MESA	CA	91941	499-162-05-00	NELSON, MELEAH C
11	SINGLE FAMILY RESIDENCE	3815 ROJO TIERRA RD	LA MESA	CA	91941	499-162-06-00	NOURSE, JASON
12	RESIDENTIAL MISCELLANEOUS	VACANT/UNIMPROVED LAND	LA MESA	CA	91941	499-171-09-00	WILSON, LOUISA S
13	MULTI-FAMILY DWELLING (2-4 UNIT)	3720 RIVIERA DR	LA MESA	CA	91941	499-171-10-00	HOLLAND, EMIKO TRUST
14	MULTI-FAMILY DWELLING (2-4 UNIT)	3718 RIVIERA DR	LA MESA	CA	91941	499-171-10-00	HOLLAND, EMIKO TRUST
15	SINGLE FAMILY RESIDENCE	3750 RIVIERA DR	LA MESA	CA	91941	499-171-12-00	PRICE, REBECCA
16	DUPLEX	3756 RIVIERA DR	LA MESA	CA	91941	499-171-13-00	CURTIS, LEE C TRUST
17	DUPLEX	3754 RIVIERA DR	LA MESA	CA	91941	499-171-13-00	CURTIS, LEE C TRUST
18	SINGLE FAMILY RESIDENCE	3750 BELVUE DR	LA MESA	CA	91941	499-171-15-00	JENKINS, DAVID M & SHARON M
19	SINGLE FAMILY RESIDENCE	3754 BELVUE DR	LA MESA	CA	91941	499-171-22-00	ALGERI, KATHLEEN M S TRUST
20	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LA MESA	CA	91941	499-171-26-00	FLYING DOG TRUST
21	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LA MESA	CA	91941	499-171-28-00	FLYING DOG TRUST
22	SINGLE FAMILY RESIDENCE	3838 ROJO TIERRA RD	LA MESA	CA	91941	499-171-31-00	PINUELAS, NICOLAS
23	SINGLE FAMILY RESIDENCE	3760 BELVUE DR	LA MESA	CA	91941	499-171-33-00	BAXTER, RYAN & MARGARET
24	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LA MESA	CA	91941	499-171-34-00	FLYING DOG TRUST
25	MULTI-FAMILY DWELLING (2-4 UNIT)	8121 CASCIO CT APT B	LEMON GROVE	CA	91945	499-181-01-00	BARNES, JON & TRICIA
26	MULTI-FAMILY DWELLING (2-4 UNIT)	8121 CASCIO CT APT A	LEMON GROVE	CA	91945	499-181-01-00	BARNES, JON & TRICIA
27	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	499-181-02-00	HAFEZI, BEHZAD
28	VACANT RESIDENTIAL	8137 CASCIO CT	LEMON GROVE	CA	91945	499-181-03-00	WC GROUP LLC
29	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 9	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
30	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 8	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
31	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 7	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
32	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 6	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
33	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 5	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
34	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 4	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
35	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 3	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
36	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 2	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
37	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 19	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
38	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 18	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
39	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 17	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
40	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 16	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
41	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 15	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
42	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 14	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
43	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 13	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
44	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 12	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
45	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 11	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
46	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 10	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
47	MULTI-FAMILY RES (5+ UNITS)	8230 LEMON GROVE WAY APT 1	LEMON GROVE	CA	91945	499-181-08-00	LEMON TREE ON LINCOLN LLC
48	SINGLE FAMILY RESIDENCE	8224 LEMON GROVE WAY	LEMON GROVE	CA	91945	499-181-09-00	ESPINOSA, JOHN D
49	MULTI-FAMILY DWELLING (2-4 UNIT)	8222 LEMON GROVE WAY	LEMON GROVE	CA	91945	499-181-10-00	WOLFE, FLOYD & ALICE E REVOCABLE
50	MULTI-FAMILY DWELLING (2-4 UNIT)	8220 LEMON GROVE WAY APT B	LEMON GROVE	CA	91945	499-181-10-00	WOLFE, FLOYD & ALICE E REVOCABLE
51	MULTI-FAMILY DWELLING (2-4 UNIT)	8220 LEMON GROVE WAY APT A	LEMON GROVE	CA	91945	499-181-10-00	WOLFE, FLOYD & ALICE E REVOCABLE
52	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt A1	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
53	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt A2	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
54	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt A3	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
55	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt A4	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
56	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt B1	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
57	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt B2	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
58	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt B3	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
59	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt B4	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
60	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt C1	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
61	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt C2	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
62	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt C3	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
63	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt C4	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
64	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt D1	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
65	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt D2	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
66	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt D3	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
67	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt D4	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
68	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt E1	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
69	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt E2	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
70	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt E3	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
71	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt E4	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
72	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt F1	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC

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73	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt F2	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
74	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt F3	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
75	MULTI-FAMILY RES (5+ UNITS)	3601 HILLTOP DR Apt F4	LEMON GROVE	CA	91945	499-181-11-00	SD PROPERTY INV GROUP LLC
76	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 1	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
77	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 2	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
78	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 3	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
79	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 4	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
80	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 5	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
81	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 6	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
82	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 7	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
83	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 8	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
84	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 9	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
85	MULTI-FAMILY RES (5+ UNITS)	3710 HILLTOP DR APT 10	LEMON GROVE	CA	91945	499-181-13-00	AGUILER,RAFAEL & MARIA FAMILY TR
86	MULTI-FAMILY RES (5+ UNITS)	3702 HILLTOP DR APT 1	LEMON GROVE	CA	91945	499-181-14-00	HAMMETT FAMILY TRUST
87	MULTI-FAMILY RES (5+ UNITS)	3702 HILLTOP DR APT 2	LEMON GROVE	CA	91945	499-181-14-00	HAMMETT FAMILY TRUST
88	MULTI-FAMILY RES (5+ UNITS)	3702 HILLTOP DR APT 3	LEMON GROVE	CA	91945	499-181-14-00	HAMMETT FAMILY TRUST
89	MULTI-FAMILY RES (5+ UNITS)	3702 HILLTOP DR APT 4	LEMON GROVE	CA	91945	499-181-14-00	HAMMETT FAMILY TRUST
90	MULTI-FAMILY RES (5+ UNITS)	3702 HILLTOP DR APT 5	LEMON GROVE	CA	91945	499-181-14-00	HAMMETT FAMILY TRUST
91	MULTI-FAMILY RES (5+ UNITS)	3702 HILLTOP DR APT 6	LEMON GROVE	CA	91945	499-181-14-00	HAMMETT FAMILY TRUST
92	MULTI-FAMILY DWELLING (2-4 UNIT)	3601 HILLTOP DR	LEMON GROVE	CA	91945	499-181-18-00	SD PROPERTY INV GROUP LLC
93	DUPLEX	8202 LEMON GROVE WAY	LEMON GROVE	CA	91945	499-181-19-00	SERPA FAMILY TRUST
94	DUPLEX	8200 LEMON GROVE WAY	LEMON GROVE	CA	91945	499-181-19-00	SERPA FAMILY TRUST
95	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR OFC	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
96	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 1	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
97	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 2	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
98	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 3	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
99	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 4	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
100	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 5	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
101	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 6	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
102	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 7	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
103	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 8	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
104	MULTI-FAMILY RES (5+ UNITS)	3707 HILLTOP DR APT 9	LEMON GROVE	CA	91945	499-181-22-00	SHROYER,EDWARD B & JANE TRUST
105	SINGLE FAMILY RESIDENCE	3705 HILLTOP DR	LEMON GROVE	CA	91945	499-181-24-00	MONROE, WILLIAM L
106	RESIDENTIAL MISCELLANEOUS	VACANT/ROADWAY	LEMON GROVE	CA	91945	499-181-25-00	MONROE, WILLIAM L
107	RESIDENTIAL MISCELLANEOUS	VACANT/ROADWAY	LEMON GROVE	CA	91945	499-181-27-00	SHROYER, JANE & EDWARD B REVOC TR
108	VACANT RESIDENTIAL	VACANT/PARKING LOT	LEMON GROVE	CA	91945	499-181-28-00	SHROYER, EDWARD B & JANE TRUST
109	SINGLE FAMILY RESIDENCE	3886 AMERICAN AVE	LA MESA	CA	91941	499-191-06-00	FLYING, DOG TRUST
110	SINGLE FAMILY RESIDENCE	3874 AMERICAN AVE	LA MESA	CA	91941	499-191-07-00	FLYING, DOG TRUST
111	SINGLE FAMILY RESIDENCE	3885 AMERICAN AVE	LA MESA	CA	91941	499-191-13-00	ROBINSON, GARY J
112	SINGLE FAMILY RESIDENCE	3874 QUARRY RD	LA MESA	CA	91941	499-191-15-00	ACOSTA, ANTHONY
113	SINGLE FAMILY RESIDENCE	3891 AMERICAN AVE	LA MESA	CA	91941	499-191-21-00	MONTEJANO, KEVIN M & PATRICIA N
114	SINGLE FAMILY RESIDENCE	3880 QUARRY RD	LA MESA	CA	91941	499-191-22-00	BRAWLEY, JOHN & SHELLY
115	SINGLE FAMILY RESIDENCE	3851 AMERICAN AVE	LA MESA	CA	91941	499-191-24-00	ROBINSON, GARY J & BETTY J
116	SINGLE FAMILY RESIDENCE	3853 AMERICAN AVE	LA MESA	CA	91941	499-191-25-00	ROBINSON, GARY J
117	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LA MESA	CA	91941	499-191-26-00	REAU, LINDA L
118	DUPLEX	3810 AMERICAN AVE	LA MESA	CA	91941	499-191-27-00	FLYING, DOG TRUST
119	DUPLEX	3808 AMERICAN AVE	LA MESA	CA	91941	499-191-27-00	FLYING, DOG TRUST
120	DUPLEX	3804 AMERICAN AVE	LA MESA	CA	91941	499-191-28-00	FLYING, DOG TRUST
121	DUPLEX	3802 AMERICAN AVE	LA MESA	CA	91941	499-191-28-00	FLYING, DOG TRUST
122	MULTI-FAMILY DWELLING (2-4 UNIT)	3850 AMERICAN AVE	LA MESA	CA	91941	499-191-29-00	GATZOLIS, PETE N
123	SINGLE FAMILY RESIDENCE	3860 AMERICAN AVE	LA MESA	CA	91941	499-191-37-00	FLYING, DOG TRUST
124	SINGLE FAMILY RESIDENCE	3840 RIVIERA DR	LA MESA	CA	91941	499-191-38-00	SCHWARTZ, PETER
125	SINGLE FAMILY RESIDENCE	3762 MILTON RD	LEMON GROVE	CA	91945	499-200-01-00	STATE OF CALIFORNIA
126	VACANT RESIDENTIAL	3760 MILTON RD	LEMON GROVE	CA	91945	499-200-02-00	R C P CO INC
127	SINGLE FAMILY RESIDENCE	3765 MILTON RD	LEMON GROVE	CA	91945	499-200-04-00	MATTAR FAMILY TRUST
128	VACANT RESIDENTIAL	8252 BROADWAY	LEMON GROVE	CA	91945	499-200-08-00	R C P CO INC
129	VACANT COMMERCIAL	8250 BROADWAY	LEMON GROVE	CA	91945	499-200-09-00	RCP BLOCK & BRICK
130	VACANT COMMERCIAL	VACANT/PARKING LOT	LEMON GROVE	CA	91945	499-200-10-00	RCP BLOCK & BRICK
131	VACANT COMMERCIAL	8246 BROADWAY	LEMON GROVE	CA	91945	499-200-11-00	RCP BLOCK & BRICK
132	STORES, RETAIL OUTLET	8240 BROADWAY	LEMON GROVE	CA	91945	499-200-12-00	RCP BLOCK & BRICK
133	PARKING LOT, PARKING STRUCTURE	8262 BROADWAY	LEMON GROVE	CA	91945	499-200-18-00	MATTAR FAMILY TRUST
134	STORES, RETAIL OUTLET	8290 BROADWAY	LEMON GROVE	CA	91945	499-200-19-00	LITTLE DARLINGS
135	VACANT RESIDENTIAL	3767 MILTON RD	LEMON GROVE	CA	91945	499-200-20-00	MATTAR 1990 FAMILY TRUST
136	VACANT COMMERCIAL	VACANT/PARKING LOT	LEMON GROVE	CA	91945	499-200-21-00	MIC LIMITED
137	PARKING LOT, PARKING STRUCTURE	8280 BROADWAY	LEMON GROVE	CA	91945	499-200-22-00	QUALITY TOWING & RECOVERY
138	SINGLE FAMILY RESIDENCE	8313 BROADWAY LN	LEMON GROVE	CA	91945	499-220-06-00	ODANGA, CORNELL Z & LETICIA
139	SINGLE FAMILY RESIDENCE	8307 BROADWAY LN	LEMON GROVE	CA	91945	499-220-08-00	PECKHAM, ARDEN D & DOROTHY M TR
140	SINGLE FAMILY RESIDENCE	8309 BROADWAY LN	LEMON GROVE	CA	91945	499-220-09-00	SIMONSON, ALBERT J
141	HOSPITALS, CONVALESCENT, HOMES	VACANT/PARKING LOT	LEMON GROVE	CA	91945	499-220-10-00	MCS PGCH LLC 67%
142	SINGLE FAMILY RESIDENCE	8319 BROADWAY LN	LEMON GROVE	CA	91945	499-220-26-00	MCCLEARY, ROBERT & D 2014 TRUST
143	DUPLEX	8321 BROADWAY LN	LEMON GROVE	CA	91945	499-220-27-00	BOZELLE, SEAN P
144	HOSPITALS, CONVALESCENT, HOMES	8351 BROADWAY	LEMON GROVE	CA	91945	499-220-35-00	LEMON GROVE CARE & REHAB CTR
145	RESIDENTIAL MISCELLANEOUS	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	499-220-55-00	SCHROEDER, DIETRICH W & KERIN L
146	CONDOMINIUM, PUD	8365 BROADWAY 1	LEMON GROVE	CA	91945	499-220-57-01	HAINES, JAMES W III & JENNY C
147	CONDOMINIUM, PUD	8365 BROADWAY 3	LEMON GROVE	CA	91945	499-220-57-02	PETTIFORD, DEVELYN

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148	CONDOMINIUM, PUD	8365 BROADWAY 5	LEMON GROVE	CA	91945	499-220-57-03	HANDBUR, JEWELENE
149	CONDOMINIUM, PUD	8365 BROADWAY 7	LEMON GROVE	CA	91945	499-220-57-04	ASCIUTTO, GIORGIO & ADRIANA
150	CONDOMINIUM, PUD	8365 BROADWAY 9	LEMON GROVE	CA	91945	499-220-57-05	KELLER, KRISTOPHER J
151	CONDOMINIUM, PUD	8365 BROADWAY 11	LEMON GROVE	CA	91945	499-220-57-06	HUGHES, JAMES & LEIGH TRUST
152	CONDOMINIUM, PUD	8365 BROADWAY 13	LEMON GROVE	CA	91945	499-220-57-07	BOURELLE, DUSTIN E
153	CONDOMINIUM, PUD	8365 BROADWAY 15	LEMON GROVE	CA	91945	499-220-57-08	GREEN, WINIFRED
154	CONDOMINIUM, PUD	8365 BROADWAY 17	LEMON GROVE	CA	91945	499-220-57-09	RIKLIN, ANDREA B
155	CONDOMINIUM, PUD	8365 BROADWAY 19	LEMON GROVE	CA	91945	499-220-57-10	CANIZALES, RAUL
156	CONDOMINIUM, PUD	8365 BROADWAY 21	LEMON GROVE	CA	91945	499-220-57-11	BUSH, SANDRA A
157	CONDOMINIUM, PUD	8365 BROADWAY 23	LEMON GROVE	CA	91945	499-220-57-12	LOPEZ LIVING TRUST
158	CONDOMINIUM, PUD	8365 BROADWAY 25	LEMON GROVE	CA	91945	499-220-57-13	WILLIAMS, THOMAS A JR
159	CONDOMINIUM, PUD	8365 BROADWAY 27	LEMON GROVE	CA	91945	499-220-57-14	VARNER, KATHRYN G 1997 REVOCABLE
160	CONDOMINIUM, PUD	8365 BROADWAY 28	LEMON GROVE	CA	91945	499-220-57-15	AGUILAR, RAUL & MARIA G
161	CONDOMINIUM, PUD	8365 BROADWAY 26	LEMON GROVE	CA	91945	499-220-57-16	LOREA, MAURA B
162	CONDOMINIUM, PUD	8365 BROADWAY 24	LEMON GROVE	CA	91945	499-220-57-17	SANTILLANES, MARIE A
163	CONDOMINIUM, PUD	8365 BROADWAY 22	LEMON GROVE	CA	91945	499-220-57-18	LE LISA J
164	CONDOMINIUM, PUD	8365 BROADWAY 20	LEMON GROVE	CA	91945	499-220-57-19	HIDALGO, MANUEL
165	CONDOMINIUM, PUD	8365 BROADWAY 18	LEMON GROVE	CA	91945	499-220-57-20	JEPPESEN, JOSHUA
166	CONDOMINIUM, PUD	8365 BROADWAY 16	LEMON GROVE	CA	91945	499-220-57-21	HEARTLAND TOWNHOMES NO 1 PROP
167	CONDOMINIUM, PUD	8365 BROADWAY 14	LEMON GROVE	CA	91945	499-220-57-22	MELENDEZ, ANTHONY & GLIA
168	CONDOMINIUM, PUD	8365 BROADWAY 12	LEMON GROVE	CA	91945	499-220-57-23	VILLEGAS, MIGUEL H
169	CONDOMINIUM, PUD	8365 BROADWAY 10	LEMON GROVE	CA	91945	499-220-57-24	BROWN, RACHELLE L
170	CONDOMINIUM, PUD	8365 BROADWAY 8	LEMON GROVE	CA	91945	499-220-57-25	GARCIA, REUBEN
171	CONDOMINIUM, PUD	8365 BROADWAY 6	LEMON GROVE	CA	91945	499-220-57-26	JANZEKOVIC, FEDZA
172	CONDOMINIUM, PUD	8365 BROADWAY 4	LEMON GROVE	CA	91945	499-220-57-27	HEATH, REGINALD
173	CONDOMINIUM, PUD	8365 BROADWAY 2	LEMON GROVE	CA	91945	499-220-57-28	ZUNIGA, ERNEST O
174	STORES, RETAIL OUTLET	8373 BROADWAY	LEMON GROVE	CA	91945	499-220-58-00	ALL AUTO HEADLINERS
175	STORES, RETAIL OUTLET	8375 BROADWAY	LEMON GROVE	CA	91945	499-220-58-00	CARRERA AUTO ELECTRIC
176	STORES, RETAIL OUTLET	8377 BROADWAY STE A	LEMON GROVE	CA	91945	499-220-58-00	SV BODY & PAINT
177	STORES, RETAIL OUTLET	8377 BROADWAY STE B	LEMON GROVE	CA	91945	499-220-58-00	JAVY'S SPOT PAINT & BODY WORK
178	STORES, RETAIL OUTLET	8377 BROADWAY STE C	LEMON GROVE	CA	91945	499-220-58-00	AUTO REPAIR
179	STORES, RETAIL OUTLET	8381 BROADWAY	LEMON GROVE	CA	91945	499-220-58-00	VALLEY TRUCK AND AUTO
180	VACANT COMMERCIAL	VACANT/PARKING LOT	LEMON GROVE	CA	91945	499-220-61-00	SOUTH C HEALTH HOLDINGS LLC
181	SINGLE FAMILY RESIDENCE	3448 TROPHY DR	LA MESA	CA	91941	499-311-01-00	SHARPE, SARAH
182	SINGLE FAMILY RESIDENCE	3452 TROPHY DR	LA MESA	CA	91941	499-311-02-00	PATTERSON, BRANDON
183	SINGLE FAMILY RESIDENCE	3456 TROPHY DR	LA MESA	CA	91941	499-311-03-00	MAXTED, TERESA
184	SINGLE FAMILY RESIDENCE	3460 TROPHY DR	LA MESA	CA	91941	499-311-04-00	CLUFF, BENNY G KELLY D JT & BENNY
185	SINGLE FAMILY RESIDENCE	3464 TROPHY DR	LA MESA	CA	91941	499-311-05-00	BRIERS, JAMES B & JONETTE C
186	SINGLE FAMILY RESIDENCE	3468 TROPHY DR	LA MESA	CA	91941	499-311-06-00	LONGLEY, CAREY A
187	SINGLE FAMILY RESIDENCE	3463 TROPHY DR	LA MESA	CA	91941	499-312-03-00	VILLALOBOS, DAWN A
188	SINGLE FAMILY RESIDENCE	3477 PAR DR	LA MESA	CA	91941	499-312-04-00	RANGEL, MICHELE M
189	SINGLE FAMILY RESIDENCE	3451 TROPHY DR	LA MESA	CA	91941	499-313-01-00	KOZEL, DANIELLE L
190	SINGLE FAMILY RESIDENCE	3468 PAR DR	LA MESA	CA	91941	499-313-02-00	PEW, THOMAS H
191	SINGLE FAMILY RESIDENCE	3462 PAR DR	LA MESA	CA	91941	499-313-03-00	MEYERS, MITCHELL L & SUZIN E
192	SINGLE FAMILY RESIDENCE	3456 PAR DR	LA MESA	CA	91941	499-313-04-00	TENNEY, M MURRAY JR & SHIRLEY A T
193	SINGLE FAMILY RESIDENCE	3450 PAR DR	LA MESA	CA	91941	499-313-05-00	SISSON, ANTHONY A
194	SINGLE FAMILY RESIDENCE	3444 PAR DR	LA MESA	CA	91941	499-313-06-00	BORDWELL, DIANA D
195	SINGLE FAMILY RESIDENCE	3423 TROPHY DR	LA MESA	CA	91941	499-313-07-00	KAPARIC FAMILY TRUST
196	SINGLE FAMILY RESIDENCE	3425 TROPHY DR	LA MESA	CA	91941	499-313-08-00	EVERSULL, PAMELA M
197	SINGLE FAMILY RESIDENCE	3429 TROPHY DR	LA MESA	CA	91941	499-313-09-00	RYAN, JOEL M & LINDSEY J
198	SINGLE FAMILY RESIDENCE	3435 TROPHY DR	LA MESA	CA	91941	499-313-10-00	LEUNG, TAT MING BOLLY
199	SINGLE FAMILY RESIDENCE	3443 TROPHY DR	LA MESA	CA	91941	499-313-11-00	FEINER, MARK A
200	SERVICE STATION, GAS STATION	8170 BROADWAY	LEMON GROVE	CA	91945	503-011-09-00	MOBILE GAS
201	RELIGIOUS	8215 LEMON GROVE WAY	LEMON GROVE	CA	91945	503-011-11-00	ROMAN CATHOLIC BISHOP OF SAN DIE
202	GOVERNMENTAL, PUBLIC	8150 BROADWAY Ofc	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
203	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 101	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
204	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 102	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
205	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 103	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
206	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 104	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
207	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 105	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
208	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 106	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
209	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 107	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
210	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 108	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
211	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 109	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
212	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 110	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
213	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 111	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
214	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 113	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
215	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 115	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
216	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 117	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
217	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 119	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
218	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 121	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
219	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 123	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
220	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 124	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
221	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 125	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
222	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 127	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP

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298	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 340	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
299	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 341	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
300	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 342	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
301	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 343	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
302	GOVERNMENTAL, PUBLIC	8150 BROADWAY Apt 344	LEMON GROVE	CA	91945	503-011-12-00	CALEXICO PLAZA DEVELOPMENT CORP
303	VACANT COMMERCIAL	VACANT/MISC	LEMON GROVE	CA	91945	503-012-04-00	GONZALEZ, GUSTAVO & LOURDES M
304	STORES, RETAIL OUTLET	8247 BROADWAY	LEMON GROVE	CA	91945	503-012-05-00	S & S NELSON FAMILY LIMITED PART
305	RESTAURANT, BAR, FOOD SERVICE	8261 BROADWAY	LEMON GROVE	CA	91945	503-012-10-00	LIVELY, ONIE O TRUST - VACANT
306	STORES, RETAIL OUTLET	3559 SWEETWATER WAY	LEMON GROVE	CA	91945	503-012-28-00	NEW HORIZONS CHURCH
307	RESTAURANT, BAR, FOOD SERVICE	8213 BROADWAY	LEMON GROVE	CA	91945	503-012-30-00	CHARLEYS FAMOUS HAMBURGERS
308	PARKING LOT, PARKING STRUCTURE	8215 BROADWAY	LEMON GROVE	CA	91945	503-012-31-00	PRO-MEX AUTOMOTIVE
309	VACANT COMMERCIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-012-33-00	LIVELY, ONIE O TRUST
310	PARKING LOT, PARKING STRUCTURE	8249 BROADWAY	LEMON GROVE	CA	91945	503-012-34-00	MIKHA INVESTMENTS LLC - PARKING LOT
311	STORES, RETAIL OUTLET	8161 BROADWAY	LEMON GROVE	CA	91945	503-014-08-00	DARYL SMITH SAND TIRES
312	STORES, RETAIL OUTLET	8165 BROADWAY	LEMON GROVE	CA	91945	503-014-08-00	HAHNS BARBER SHOP
313	VACANT COMMERCIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-014-09-00	C M S AN LLC
314	WAREHOUSE, STORAGE	8173 BROADWAY	LEMON GROVE	CA	91945	503-014-10-00	SUZANNE MELYSCHER POSSIBLE RESIDENTIAL
315	WAREHOUSE, STORAGE	8179 BROADWAY	LEMON GROVE	CA	91945	503-014-10-00	C M S AN LLC - VACANT
316	PARKING LOT, PARKING STRUCTURE	8181 BROADWAY	LEMON GROVE	CA	91945	503-014-11-00	LEMON GROVE SMOG TEST ONLY STATION
317	MULTI-FAMILY DWELLING (2-4 UNIT)	3598 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-12-00	MEDINA, JAMES J & DIANA 1999 REVO
318	MULTI-FAMILY DWELLING (2-4 UNIT)	3596 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-12-00	MEDINA, JAMES J & DIANA 1999 REVO
319	MULTI-FAMILY DWELLING (2-4 UNIT)	3594 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-12-00	MEDINA, JAMES J & DIANA 1999 REVO
320	MULTI-FAMILY DWELLING (2-4 UNIT)	3592 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-12-00	MEDINA, JAMES J & DIANA 1999 REVO
321	SINGLE FAMILY RESIDENCE	3590 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-13-00	KUSHNIR, YAROSLAV & SUZANNE M
322	SINGLE FAMILY RESIDENCE	3576 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-14-00	MOSLEY, RAY E
323	DUPLEX	3564 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-15-00	KUSHNIR, YAROSLAV & SUZANNE
324	SINGLE FAMILY RESIDENCE	8288 GOLDEN AVE	LEMON GROVE	CA	91945	503-014-18-00	BROWNE, STEPHEN P & MARIA J LIVIN
325	SINGLE FAMILY RESIDENCE	8296 GOLDEN AVE	LEMON GROVE	CA	91945	503-014-19-00	CASS, PAUL T & PATRICIA L
326	SINGLE FAMILY RESIDENCE	8280 GOLDEN AVE	LEMON GROVE	CA	91945	503-014-21-00	TOWLER, TIMOTHY H & PAMALA A
327	SINGLE FAMILY RESIDENCE	8284 GOLDEN AVE	LEMON GROVE	CA	91945	503-014-22-00	TOWLER FAMILY TRUST
328	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-014-23-00	KUSHNIR, YAROSLAV & SUZANNE M
329	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-014-24-00	KUSHNIR, YAROSLAV & SUZANNE M
330	SINGLE FAMILY RESIDENCE	8276 GOLDEN AVE	LEMON GROVE	CA	91945	503-014-25-00	DEXTER, DANIEL F & KATHLEEN J TRU
331	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-014-26-00	KUSHNIR, YAROSLAV & SUZANNE M
332	SINGLE FAMILY RESIDENCE	3421 GOLDEN VIEW TER	LEMON GROVE	CA	91945	503-014-28-00	GROTH, MARK & ROCHELLE M
333	SINGLE FAMILY RESIDENCE	3443 GOLDEN VIEW TER	LEMON GROVE	CA	91945	503-014-29-00	MAY, RAYMOND II
334	SINGLE FAMILY RESIDENCE	3441 GOLDEN VIEW TER	LEMON GROVE	CA	91945	503-014-30-00	WILSON, BRYAN E & SONDRAL
335	SINGLE FAMILY RESIDENCE	3437 GOLDEN VIEW TER	LEMON GROVE	CA	91945	503-014-31-00	MINNIEFFEE, RENEE E & MELISSA J
336	SINGLE FAMILY RESIDENCE	3439 GOLDEN VIEW TER	LEMON GROVE	CA	91945	503-014-32-00	MICHEL, SAMUEL & ALEJANDRO SR
337	MULTI-FAMILY DWELLING (2-4 UNIT)	3518 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-49-00	KUSHNIR, YAROSLAV & SUZANNE
338	MULTI-FAMILY DWELLING (2-4 UNIT)	3528 SWEETWATER WAY	LEMON GROVE	CA	91945	503-014-51-00	KUSHNIR, YAROSLAV & SUZANNE M
339	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 17	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
340	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 18	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
341	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 19	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
342	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 20	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
343	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 21	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
344	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 22	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
345	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 23	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
346	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 24	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
347	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 25	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
348	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 26	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
349	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 27	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
350	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 28	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
351	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 29	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
352	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 30	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
353	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 31	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
354	MULTI-FAMILY RES (5+ UNITS)	3415 WASHINGTON ST Apt 32	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
355	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 49	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
356	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 50	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
357	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 51	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
358	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 52	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
359	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 53	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
360	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 54	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
361	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 55	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
362	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 56	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
363	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 57	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
364	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 58	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
365	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 59	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
366	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 60	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
367	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 61	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
368	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 62	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
369	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 63	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
370	MULTI-FAMILY RES (5+ UNITS)	3413 WASHINGTON ST Apt 64	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
371	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 1	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
372	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 2	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS

Attachment I

373	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 3	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
374	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 4	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
375	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 5	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
376	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 6	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
377	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 7	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
378	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 8	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
379	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 9	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
380	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 10	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
381	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 11	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
382	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 12	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
383	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 13	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
384	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 14	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
385	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 15	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
386	MULTI-FAMILY RES (5+ UNITS)	3411 WASHINGTON ST Apt 16	LEMON GROVE	CA	91945	503-014-52-00	GOLDEN GROVE TERRACE APARTMENTS
387	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 81	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
388	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 82	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
389	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 83	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
390	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 84	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
391	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 85	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
392	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 86	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
393	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 87	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
394	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 88	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
395	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 89	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
396	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 90	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
397	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 91	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
398	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 92	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
399	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 93	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
400	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 94	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
401	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 95	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
402	MULTI-FAMILY RES (5+ UNITS)	3423 WASHINGTON ST Apt 96	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
403	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 65	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
404	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 66	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
405	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 67	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
406	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 68	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
407	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 69	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
408	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 70	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
409	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 71	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
410	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 72	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
411	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 73	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
412	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 74	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
413	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 75	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
414	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 76	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
415	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 77	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
416	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 78	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
417	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 79	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
418	MULTI-FAMILY RES (5+ UNITS)	3417 WASHINGTON ST Apt 80	LEMON GROVE	CA	91945	503-014-53-00	GOLDEN GROVE TERRACE APARTMENTS
419	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-014-55-00	KUSHNIR,YAROSLAV & SUZANNE M
420	PARKING LOT, PARKING STRUCTURE	8141 BROADWAY	LEMON GROVE	CA	91945	503-014-56-00	TNT AUTO SALES
421	INDUSTRIAL MISCELLANEOUS	VACANT/UNIMPROVED LAND	LEMON GROVE	CA	91945	503-014-57-00	LEMON GROVE SELF STORAGE LLC
422	SINGLE FAMILY RESIDENCE	3444 TROPHY DR	LA MESA	CA	91941	503-020-01-00	ANDERS,JOSHUA & SUSANA
423	SINGLE FAMILY RESIDENCE	3440 TROPHY DR	LA MESA	CA	91941	503-020-02-00	MYRICK,QUENTIN B
424	SINGLE FAMILY RESIDENCE	3436 TROPHY DR	LA MESA	CA	91941	503-020-03-00	JIMENEZ,MARIA H
425	SINGLE FAMILY RESIDENCE	3428 TROPHY DR	LA MESA	CA	91941	503-020-05-00	KING,MARILYN
426	SINGLE FAMILY RESIDENCE	3420 TROPHY DR	LA MESA	CA	91941	503-020-14-00	MCADOO,MARY E 2006 TRUST
427	SINGLE FAMILY RESIDENCE	3422 TROPHY DR	LA MESA	CA	91941	503-020-15-00	SONOCA CORP
428	SINGLE FAMILY RESIDENCE	3418 TROPHY DR	LA MESA	CA	91941	503-020-16-00	HANSEN,LORRAINA
429	SINGLE FAMILY RESIDENCE	3414 TURF LN	LA MESA	CA	91941	503-020-17-00	YU,SAMUEL X
430	SINGLE FAMILY RESIDENCE	3432 TROPHY DR	LA MESA	CA	91941	503-020-18-00	FONG,JONATHAN & CHRISTINA
431	RESIDENTIAL MISCELLANEOUS	VACANT/MISC	LA MESA	CA	91941	503-020-19-00	KLEPPER,MARY E TR
432	RESIDENTIAL MISCELLANEOUS	VACANT/MISC	LA MESA	CA	91941	503-020-20-00	KLEPPER,MARY E TR
433	SINGLE FAMILY RESIDENCE	3416 TROPHY DR	LA MESA	CA	91941	503-031-13-00	REILAND,WILLIAM J III
434	SINGLE FAMILY RESIDENCE	3421 TROPHY DR	LA MESA	CA	91941	503-032-01-00	COLGATE,ARTHUR D & DENA B W
435	SINGLE FAMILY RESIDENCE	3438 PAR DR	LA MESA	CA	91941	503-032-02-00	PHILLIPS,MARTHA E
436	SINGLE FAMILY RESIDENCE	3417 TROPHY DR	LA MESA	CA	91941	503-032-13-00	BAKER FAMILY TRUST
437	SINGLE FAMILY RESIDENCE	3419 TROPHY DR	LA MESA	CA	91941	503-032-14-00	WINSTON,HILDE



13520 Scarsdale Way
San Diego, CA 92128
www.titleprois.com

CERTIFICATION

I SEAN WILSON/ TITLE PRO INFORMATION SYSTEMS HEREBY CERTIFY THAT THE ATTACHED LIST CONTAINS THE NAMES, ADDRESSES AND PARCEL NUMBERS OF ALL PERSONS TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST AVAILABLE ASSESSMENT ROLL OF THE COUNTY WITHIN THE AREA DESCRIBED AND REQUESTED BY YOU THE CLIENT, THE REQUIRED RADIUS MEASURED FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY REQUESTED AND DESCRIBED AS:

APN...
499-200-18 1000FT MMCC

PLAT DATE 03/15/2017
COUNTY OF: SAN DIEGO
CITY OF: LEMON GROVE



SEAN WILSON
TITLE PRO INFORMATION SYSTEMS

DATE:
03/18/2017

Phone: 760.295.3951 | Fax: 760.295.4038

Attachment I

Austin Legal Group

LAWYERS
3990 OLD TOWN AVE, STE A-112
SAN DIEGO, CA 92110

LICENSED IN CALIFORNIA & HAWAII
TELEPHONE
(619) 924-9600

FACSIMILE
(619) 881-0045

Writer's Email:
gaustin@austinlegalgroup.com

February 15, 2017

City of Lemon Grove
City Council
3232 Main Street
Lemon Grove, CA 91945

Re: **8260 Broadway, Appeal of Zoning Clearance Denial ZC-700-0012**

Dear City Council Members:

Austin Legal Group, APC represents Pick Axe Holdings, LLC (the "Applicant") for a MMD located at 8260 Broadway, Lemon Grove ("MMD Location"). This letter is intended to provide additional support for the appeal filed by the Applicant for the denial of Zoning Clearance application ZC1-700-0012.

As discussed below, good grounds exist for this appeal, namely that staff's decision was based on an erroneous application of the law and the findings underpinning the denial of the zoning clearance are not supported. Accordingly, the City Council should grant the Applicant's appeal and reverse the staff's decision to deny the zoning clearance.

FACTUAL BACKGROUND

The Applicant submitted an application for Zoning Clearance, ZC1-700-0012, in accordance with the City's rules and regulations on April 6, 2017 ("Application"). In connection with the Application, the Applicant submitted an additional letter of support clarifying that no protected uses are within 1,000' of the Applicant's proposed project. (See Exhibit I attached to the staff report.) On April 17, 2017, the City denied ZC1-700-0012 stating that "the property is located within 1,000 feet of a school and State-licensed daycare facility."

On April 20, 2017, the Applicant appealed staff's denial based upon factual error. On May 8, 2017, the City informed the Applicant that the specific protected use affecting the proposed project was "Saint John of the Cross Catholic Church, located at 8086 Broadway. The church property is comprised of three parcels, each of which is utilized by the school and the licensed daycare facility associated with the church. As such, the entire church property is considered a protected use" ("May 8th Letter"). The staff report incorrectly states that "staff disclosed that the protected use affecting the subject property was Saint John of the Cross Catholic Parish located at 8086 and 8175 Broadway." The May 8th Letter does not identify 8175 Broadway and in fact no such address exists within the City

City of Lemon Grove
July 15, 2017
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limits. The Applicant has assumed that the City *intended* to identify 8175 Lemon Grove Way but either way the 8175 address was not identified in the May 8th Letter. Moreover, as explained in more detail below, 8175 Lemon Grove Way is not within 1000' of the proposed location.

ARGUMENT

I. STAFF'S DECISION TO DENY THE ZONING CLEARANCE WAS BASED ON A MATERIALLY ERRONEOUS INTERPRETATION OF THE PLAIN LANGUAGE OF THE CITY'S MUNICIPAL CODE

The Lemon Grove Municipal Code ("LGMC") requires a 1,000' separation from other dispensaries (Regulated Uses) as well as public parks, playgrounds, licensed day care facilities, schools, and alcohol and substance abuse centers (Protected Uses). "Measurement is made between the closest property lines of the Premises in which the Regulated uses and Protected Uses are located." (LGMC § 17.32.090 (B).)

LGMC section 17.32.050 defines *Premises* as "a lot, parcel, tract or plot of land, together with the buildings, structures and appurtenances thereon." The plain language of section 17.32.090 states that measurement is between the property lines of the Premise upon which the Protected or Regulated use is located is to be taken into account. It provides for no inclusion of other neighboring properties that may have intermittent use by the Regulated Use.

In California, in the interpretation of any statute, it is mandated by both statute and case law that the intention of the legislature in passing the statute is to be pursued, if possible. (See, Code of Civil Procedure section 1859; See also, *Smith v. Superior Court* (2006) 39 Cal 4th 77, 83.) Generally, legislative intent may be derived from (1) intrinsic evidence, which relies on the language and structure of the statute, and (2) extrinsic evidence, which usually looks to the legislative history. However, intrinsic evidence should be examined first, and extrinsic evidence examined to the extent there is doubt as to intent of the legislature from an intrinsic analysis. (See *Koenig v. Johnson* (1945) 71 Cal.App.2d 739; *People v. Woodhead* (1987) 43 Cal.3d 1002, 1008.) As such, the starting point for determining legislative intent should always be the plain language of the statute, where words should be given their usual and ordinary meaning and read in the context of the statutory scheme. (*Hunt v. Superior Court* (1999) 21 Cal. 4th 984, 1000.)

In the case at hand, the Development Services Director abused his discretion when he applied the uses located on the 8175 Lemon Grove Way (School and Child Care) to the Premise activities that occur on the 8125 Broadway. Premises that do not contain a Protected or Regulated use may not be considered when determining distance measurements.

A. There Are No Protected Or Regulated Uses Within 1000'

According to the May 8th Letter the City's decision to deny the zoning clearance was based on the fact that the Applicant's proposed location is within 1,000 feet of Saint John of the Cross' school and child care facilities located at 8086 Broadway when measured from property line to property line.

Attachment I

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8086 Broadway, however, is 1,035 feet from the proposed location. (See Exhibit A.) The City agrees that the “portion of the site developed with classroom buildings is the western parcel, and that parcel is slightly more than 1,000 feet from the proposed dispensary site.” (Staff Report, page 4.) The staff report continues that “the eastern parcel is developed with a meeting hall used by the Knights of Columbus, a youth center [for the church], and an auditorium with more parking and landscaping.” (*Id.*) None of these are Protected or Regulated Uses.

B. Auditorium Use of 8125 Broadway For Lunch or Assemblies Does Not Make It A Protected Use

The staff report cites to a letter from St. John of the Cross that states that the school “uses the auditorium on parcel (APN 503-011-11-00) to conduct school-related events and to serve school lunch on a daily basis.” By definition, these activities do not make the Premise upon which 8125 is located a “School” or a “Licensed Child Care Facility.” Further, 8125 Broadway, even if utilized by the school is outside of the 1,000’ radius. (See Exhibit B.)

(i) 8125 Broadway Is Not A Licensed Day Care Facility

Licensed Day Care Facilities are defined by LGMC section 17.08.003

“Day care” means a facility, **licensed and equipped as required by law**, which provides non-medical care and supervision for periods of less than twenty-four hours. This term shall include nursery schools.

1. “Small family day care” means day care that is provided in a single-family dwelling for up to eight people in accordance with Section 1597 of the California Health and Safety Code. The day care provider shall reside in the home.
2. “Large family day care” means day care that is provided in a single-family dwelling for up to fourteen people in accordance with Section 1597 of the California Health and Safety Code. The day care provider shall reside in the home.
3. “Day care center” means a day care, regardless of size or capacity that is located in a commercial zone or commercial structure. “Days” means calendar days, unless otherwise noted.

A search of public records reveals that no structure located on APN 503-011-11-00 is licensed and equipped as required by law to provide non-medical care and supervision. In fact, the letter by the Church (Attachment M to the Staff Report) noticeably leaves out any mention of licensed day care activities occurring on APN 503-011-11-00. It may well be that various ad hoc activities occur with children at the church’s facilities located at 8125 Broadway. However, these uses are not Protected Uses as defined the by LGMC. Moreover, as explain in more detail elsewhere in this letter, this building is located outside of 1000’ radius.

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(ii) 8125 Broadway Is Not A School

A school is defined by Health & Safety Code section 11362.768 (h) as “any public or private school **providing instruction** in kindergarten or any grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes.”

Again, a search of public records reveals that no structure located on APN 503-011-11-00 is a school. The school’s own website identifies its address as 8175 Lemon Grove Way. Further, attachment D and E to the staff report identifies St. John of the Cross School and Preschool as located on 8175 Lemon Grove Way not 8175 Broadway (an address that doesn’t appear to exist.) The letter by the church (Attachment M to the Staff Report) states the school uses the auditorium to “serve lunch on a daily basis” but this is insufficient to qualify as a school. The definition of a school requires that instruction occur. Classifying a Premise as a School because it contains a building where kids eat lunch is simply nonsensical. Many high schools have an open campus where children leave campus to eat lunch. Under this scenario, every location where children eat lunch during the day would be deemed a school. This interpretation is absurd and clearly not the intent of the ordinance or the voters.

C. Unity of Ownership Does Not Make the Premise Protected Use

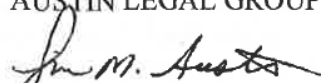
The City suggests that because all three adjacent parcels are owned by the church, the use on one Premise somehow creates a defacto use on the other parcels. This is simply another creative argument by the City that has no basis in law or fact in the City’s attempt to prohibit the will of the voters.

As stated above, LGMC section 17.32.050 defines Premises as “a lot, parcel, tract or plot of land, together with the buildings, structures and appurtenances thereon.” Each Premise, in this instance each tax parcel, must be evaluated individually. The LGMC provides no authority for a defacto use based upon common ownership.

* * *

For the reasons stated above, the Applicant respectfully requests the City Council reverse the Hearing Officer’s denial of the Zoning Clearance.

Sincerely,
AUSTIN LEGAL GROUP, APC


Gina M. Austin, Esq.

cc: Development Services Director

Attachment I

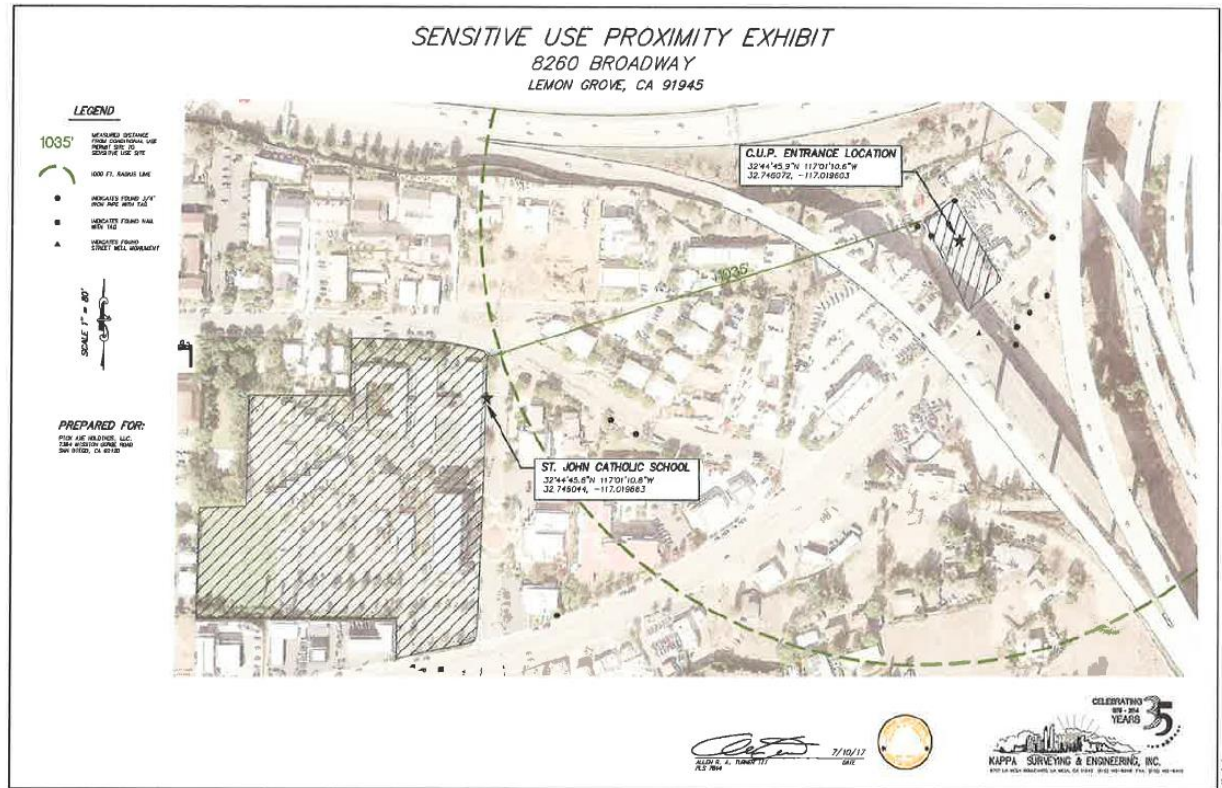


EXHIBIT A
Sensitive Use Proximity Map

Attachment I

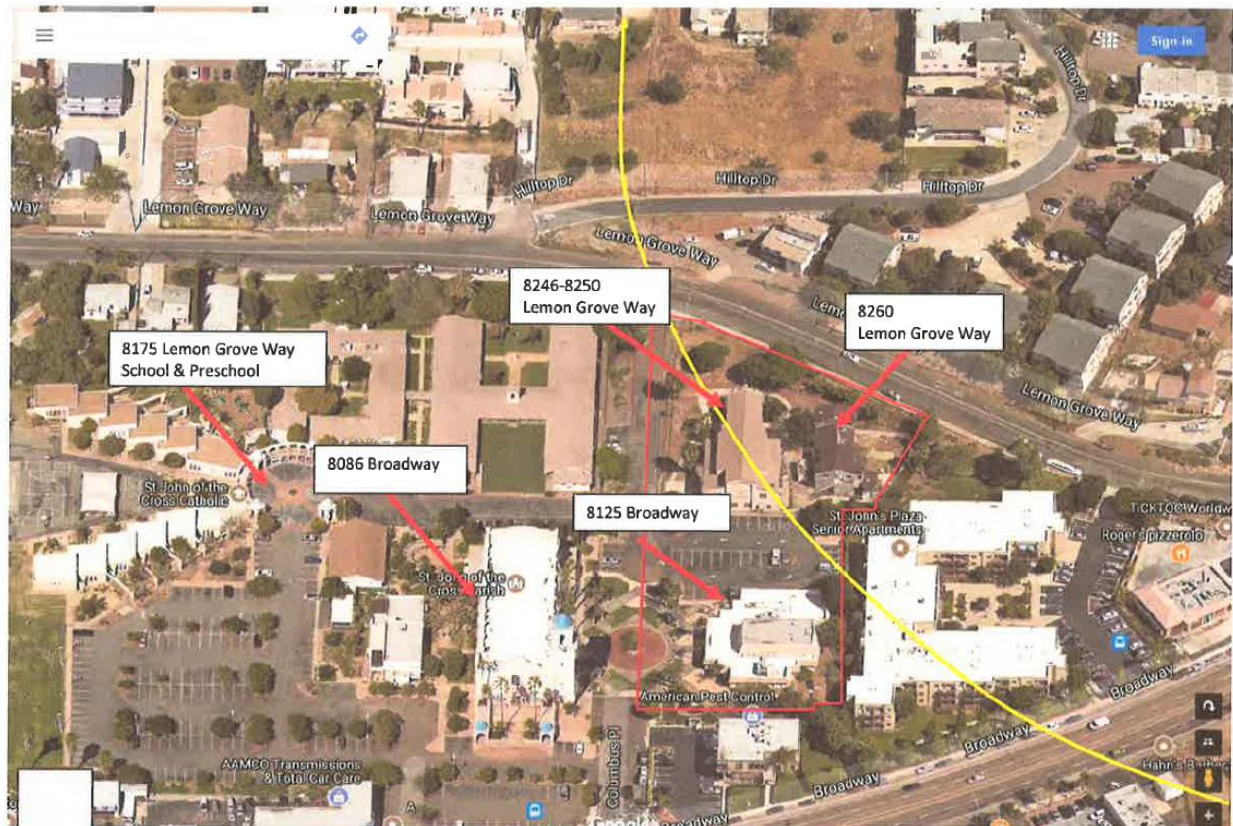
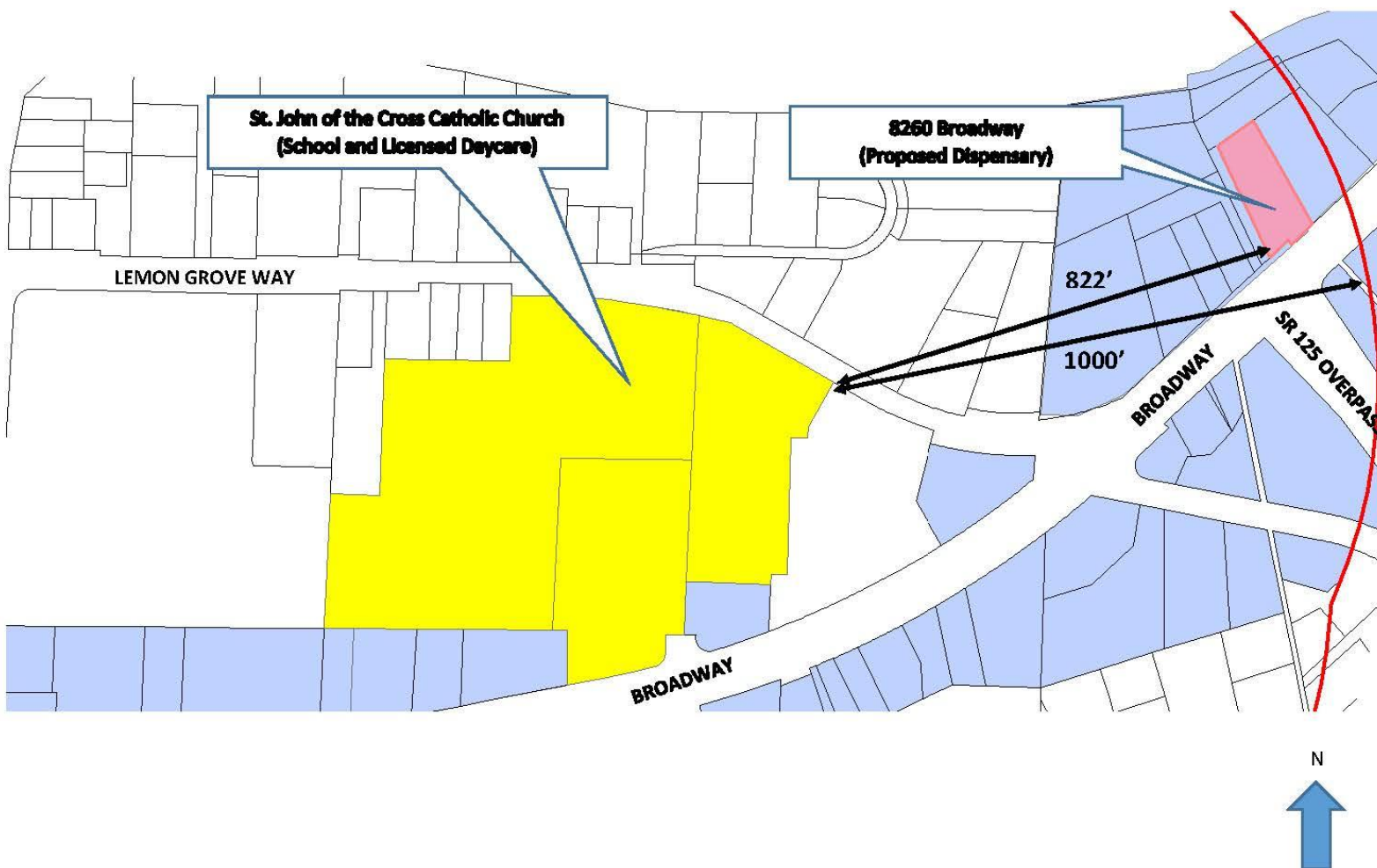


EXHIBIT B
Location Map

Saint John of the Cross and 8260 BROADWAY





CITY OF LEMON GROVE
Development Services Department

"Best Climate On Earth"

Date: May 8, 2017

Pick Axe Holdings, LLC
Attn: Gina Austin
7364 Mission Gorge Road
San Diego, CA 92120

Mattar Family Trust of 1990
4395 Alta Mira Drive
La Mesa, CA 91941

SUBJECT: Appeal hearing for denial of Zoning Clearance application ZC1-700-0012 for property located at 8260 Broadway, in the City of Lemon Grove (APN: 499-200-18-00).

Gina Austin,

On April 6, 2017, staff received the subject application to establish a medical marijuana dispensary (MMD) at the subject property in the City of Lemon Grove. On April 17, 2017, staff denied the application because the property is located within 1,000 feet of a school and a State-licensed daycare facility. In order to provide a full and open opportunity for you to understand the reason staff denied your zoning clearance permit, and to allow you to respond accordingly, we wish to inform you that the specific protected use affecting your project site is the Saint John of the Cross Catholic Church, located at 8086 Broadway. The church property is comprised of three parcels, each of which is utilized by the school and the licensed daycare facility associated with the church. As such, the entire church property is considered a protected use. By measuring georeferenced parcel boundary information, we have determined that your property at 8260 Broadway is located 822 feet west of the church property, and is therefore ineligible for approval as a dispensary.

On April 20, 2017, staff received an appeal of its decision to deny the application. Staff's decisions are subject to appeal pursuant to the provisions of the Lemon Grove Municipal Code, Section 17.28.020(I). The Lemon Grove City Council will consider the appeal and make a determination to grant or deny the appeal at a public hearing to be conducted on July 18, 2017.

If you have any additional supporting material you would like to submit for the appeal, please provide that information to staff at your earliest convenience.

Respectfully,


Eric Craig, Associate Planner

Eric Craig

From: Austin, Gina <gaustin@austinlegalgroup.com>
Sent: Monday, May 15, 2017 9:44 AM
To: Eric Craig
Cc: 'chris@xmgmedia.com'
Subject: Re: Acknowledgement and Hearing Date for Medical Marijuana Dispensary Appeal (AA1-700-0003)

Confirmed

Gina

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Eric Craig <ecraig@lemongrove.ca.gov>
Date: 5/15/17 9:43 AM (GMT-08:00)
To: "Austin, Gina" <gaustin@austinlegalgroup.com>
Cc: "chris@xmgmedia.com" <chris@xmgmedia.com>
Subject: RE: Acknowledgement and Hearing Date for Medical Marijuana Dispensary Appeal (AA1-700-0003)

Good Morning Gina,

Please respond to this email acknowledging receipt of the letter I sent last Monday 5/8/17, and acknowledging your agreement to go to Council on July 18th. I attached another copy for your reference.

Thanks,

Eric Craig, AICP

Associate Planner

City of Lemon Grove

Development Services Department

3232 Main St.

Lemon Grove, CA 91945

(619) 825-3806 phone

Attachment L

(619) 825-3818 fax

ecraig@lemongrove.ca.gov

www.lemongrove.ca.gov

From: Eric Craig

Sent: Monday, May 8, 2017 1:42 PM

To: 'gaustin@austinlegalgroup.com' <gaustin@austinlegalgroup.com>; 'chris@xmgmedia.com' <chris@xmgmedia.com>

Cc: 'chris@xmgmedia.com' <chris@xmgmedia.com>; David DeVries <ddevries@lemongrove.ca.gov>

Subject: Acknowledgement and Hearing Date for Medical Marijuana Dispensary Appeal (AA1-700-0003)

Gina,

The attached letter acknowledges our receipt of the appeal and indicates that the hearing date will be July 18th. Call me if you have any questions.

Respectfully,

Eric Craig, AICP

Associate Planner

City of Lemon Grove

Development Services Department

3232 Main St.

Lemon Grove, CA 91945

(619) 825-3806 phone

(619) 825-3818 fax

ecraig@lemongrove.ca.gov



St. John of the Cross Catholic Parish
8086 Broadway Ave
Lemon Grove, CA, 91945

OFFICE OF RELIGIOUS EDUCATION
(619) 461-2681

May 23, 2017

Eric Craig, AICP
Associate Planner
City of Lemon Grove

Saint John of the Cross Catholic Church operates an elementary and middle school, and provides licensed daycare services. The church programs activities for both the school and the daycare on all three of the parcels that comprise the church property. For example, the school uses the auditorium on the eastern parcel (APN 503-011-11-00) to conduct school-related events and to serve school lunch on a daily basis. Our Youth Center which is also on the north eastern side of our parcel is also used extensively for child care and youth activities.

Should you have any questions please feel free to contact me at 619-461-2681.

Respectfully,

A handwritten signature in black ink, appearing to read "Jesse Ramirez". The signature is stylized and fluid.

Jesse Ramirez
Director Religious Education/Facility Manager

David DeVries

From: Jack / Helen Ofield
Sent: Wednesday, August 2, 2017 3:45 PM
To: David DeVries
Subject: Pot Shop Opposition Letters for Aug. 15

Mayor and Council, City Manager, City Attorney,

Our family urges you to uphold your staff's recommendation and deny Mr. Rodi Mika a CUP to sell medical marijuana at 8249 Broadway opposite the campus of St. John of the Cross Church. St. John's encompasses a parish school (K-8), youth center, day care center, Knights of Columbus Hall, and playing fields, all in use by some 7,000 parishioners. For that reason Mr. Mikha's application to sell marijuana within the 1,000 foot buffer zone, is outrageous.

Moreover, St. John's Plaza Senior Apartments, run by Catholic Charities, is right next door to the campus.

The Catholic church was established in our town in 1920 as St. Theresa's. The formal church, built in 1940, is now the Knights of Columbus Hall. The big church opened in 1959. This church community is a pillar of Lemon Grove and does not deserve to be subjected to the presence of an inherently criminal enterprise.

We suspect that Mr. Mikha's keen interest in selling a federally-banned drug--a business that all too often is an all-cash deal--may be linked to his several investment companies and his partners' profit motive. We should remember that the benign-sounding "medical marijuana" is but a pretext for raking in huge profits and is a target for criminals.

Please defend our city.

Jack and Helen Ofield

Mayor and Council, City Manager, City Attorney,

Our family urges you to uphold your staff's recommendation and deny Mr. Christopher Williams a CUP to sell medical marijuana at 8260 Broadway adjacent to the large campus of St. John of the Cross Church. St. John's serves thousands of diverse parishioners in a historic church built 77 years ago. The parish school, established in 1948, serves K-8. The William's pot shop is too close to this important campus.

St. John's is a linchpin of Lemon Grove, embedded in the heartbeat for nearly a century. Yet, the parish school principal reports that drug addicts hanging around Kunkel Park on the western border of church playing fields harass students with offers of drugs. Comes now a cynical effort to peddle marijuana under the guise of "medical" to help the sick and infirm. Nonsense. This is about raw profits for people who symbolize an increasingly addicted, anti-social and degenerate part of the population.

In closing, one of the nation's largest Fentanyl heists occurred in mid-June on Central Avenue in a historic residential neighborhood. One of the three smugglers was raised in Lemon Grove, while the other two appear to be Mexican nationals. And this is just part of the local drug crime we know about. Let's not exacerbate our town's already grim drug crime scenario by adding marijuana dispensaries. No self-respecting city council

Attachment N

would deny its law-abiding residents the protection they need in this new world of potentially rampant sales of marijuana and other drugs. Please say no.

Kind regards,
Jack and Helen Ofield

--
Jack and Helen Ofield